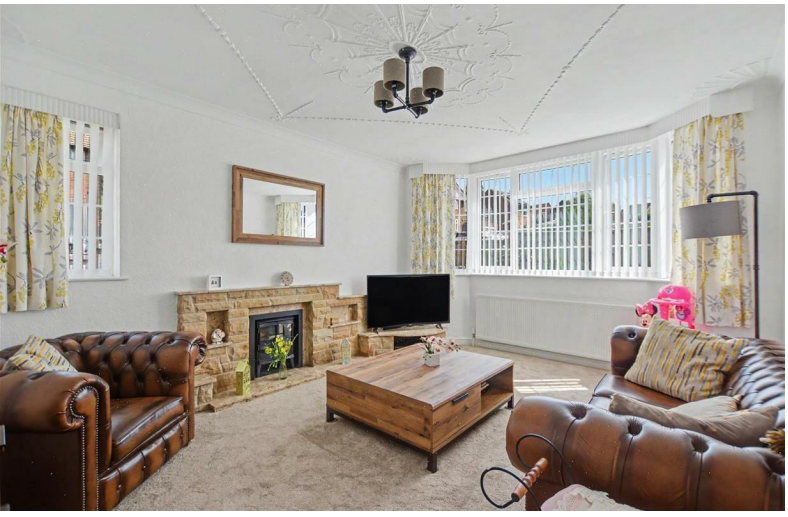
Robert Ellis

look no further. . .







Allendale

Ilkeston, Derbyshire DE7 4LE

A TWO BEDROOM DETACHED BUNGALOW ON A CORNER PLOT.

£260,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED DOUBLE FRONTED CORNER POSITION TWO BEDROOM DETACHED BUNGALOW SITUATED IN THIS SOUGHT AFTER AND ESTABLISHED RESIDENTIAL LOCATION.

Accommodation to the ground floor comprises central entrance hallway, bay fronted living room, two double bedrooms, modern bathroom and fitted kitchen.

The property also benefits from gas fired central heating from a recently replaced combination boiler, double glazing, off-street parking to both the front and rear, with a wraparound garden to the front, side and rear, incorporating a detached garage, utility space and WC.

The property is located within close proximity of the shops, services and amenities in Ilkeston town centre. There is also easy access to good nearby schooling if required, transport links to and from the surrounding area, as well as open countryside access.

We would certainly class this property as in a ready to move into condition and would ideally suit those looking to downsize or retire to a single level property. We highly recommend an internal viewing.





ENTRANCE HALL
15'8" x 4'2" (4.78 x 1.28)
uPVC panel and double glazed front entrance door, radiator, coving, doors to all ground floor rooms. Loft access point via wooden pull-down loft ladder to a useable boarded, lit and insulated loft space.

LIVING ROOM
15'8" x 11'11" (4.78 x 3.65)
Georgian-style double glazed bay window to the front (with fitted blinds), additional double glazed window to the side (with fitted blinds), radiator, coving, decorative ceiling design, media points, brick and marble fireplace incorporating a coal effect fire.

BEDROOM ONE
13'0" x 10'4" (3.97 x 3.17)
uPVC Georgian-style double glazed window to the front (with fitted blinds), radiator, coving.

BEDROOM TWO
11'5" x 9'10" (3.48 x 3.02)
uPVC double glazed Georgian-style window to the rear, radiator, coving, range of fitted bedroom furniture including wardrobes with matching overhead storage cupboards. One of the wardrobes houses the gas fired combination boiler (for central heating and hot water), plug sockets with USB charging points.

BATHROOM
7'5" x 6'4" (2.28 x 1.95)
Modern white three piece suite comprising "P" shaped bath with curved glass shower screen, mixer tap and handheld shower attachment, wash hand basin with mixer tap and storage cabinet/drawers beneath, hidden cistern push flush WC. Tiling to the walls and floor, bathroom cabinet, Georgian-style double glazed window to the rear (with fitted blind), chrome ladder towel radiator, shaver point, wall light point, fitted bathroom mirror.

KITCHEN
13'5" x 12'2" (4.11 x 3.73)
The kitchen is equipped with a matching range of fitted base and wall storage cupboards and drawers with roll top work surface space incorporating one and a half bowl sink unit with draining board and mixer tap with tiled splashbacks. Fitted four ring CDA hob with a curved extractor fan over and oven beneath, integrated dishwasher, integrated washing machine, fridge and freezer. Georgian-style double glazed windows to the side and rear (with fitted blinds), spotlights, tiled floor, radiator, ample space for dining table and chairs, uPVC panel and double glazed exit door leading to the rear garden.

OUTSIDE
The property sits on a generous overall corner plot with gardens to the front, side and rear. The front garden is enclosed by dwarf brick boundary wall, lawn, planted rockery and flowerbeds housing a variety of bushes and shrubbery. There is off-street parking with double wrought iron gates and a pedestrian wrought iron gate with pathway provides access to the front entrance door leading down the right hand side of the property. The garden to the right is split with decorative stone, picket-style fence, along with a lawn, planted beds and borders. The rear of the property offers an off-street parking space which in turn leads to the detached garage and beyond into the rear garden.

TO THE REAR
The rear garden is designed for straightforward maintenance being predominantly paved, making an ideal entertaining space. Access leads to the back of the front driveway where there is space for a garden shed. Within the garden, there is an external water tap, lighting point and personal access door to the utility area at the back of the garage.

GARAGE
14'7" x 8'5" (4.45 x 2.58)
Up and over door to the front, power, lighting and shelving. Door to WC.

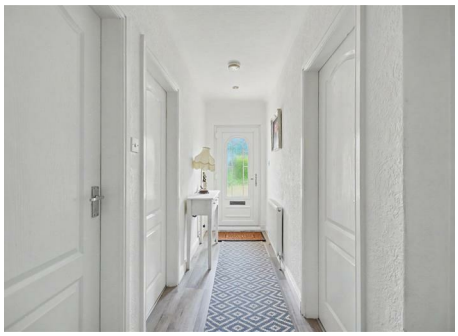
WC
7'11" x 2'9" (2.43 x 0.86)
Two piece suite comprising low flush WC and wash hand basin, spotlights and wall mounted cabinet.

EXTERNAL UTILITY
9'2" x 7'6" (2.80 x 2.31)
Equipped with a matching range of wall and base storage cabinets and drawers, worktop space incorporating a single sink and drainer with tiled splashbacks, power and lighting.

DIRECTIONS
From Ilkeston town centre, proceed along Stanton Road, heading in the direction of Little Hallam Hill, before taking an eventual right hand turn onto Hobson Drive. Turn right onto Dale View and then take the first left onto Allendale. The property can be found on the left hand side, identified by our For Sale board.

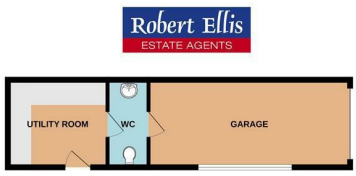






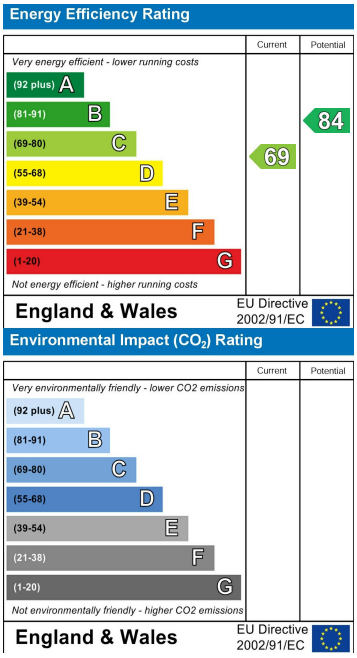












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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