Robert Ellis

look no further...







43 Grey Meadow Road,
Ilkeston, Derbyshire
DE7 8EZ

£169,995 Freehold

0115 949 0044

/robertellisestateagent @robertellisea



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET A MODERN, EXTREMELY WELL PRESENTED, THREE BEDROOM, THREE STOREY END TOWN HOUSE, SITUATED IN THIS POPULAR RESIDENTIAL DEVELOPMENT ON THE OUTSKIRTS OF ILKESTON TOWN CENTRE.

The property benefits from gas fired central heating from a combination boiler, UPVC double glazing, accommodation over three floors and allocated parking to the front.

The internal accommodation comprises entrance hall, dining kitchen, living room and w.c. to the ground floor, whilst the first floor landing provides access to two further bedrooms and a bathroom. The top floor consists of the master bedroom with dressing area and en suite shower room.

The property is situated within easy reach of the shops and services within Ilkeston town centre, excellent commuter routes towards Nottingham and Derby, the the recently re-opened Ilkeston train station.

The property is in ready to move into condition and we highly recommend an internal viewing.





ENTRANCE HALL
15'11" x 6'5" (4.86 x 1.98)
Composite front entrance door, tiled floor, stairs to first floor, radiator, door to lounge, kitchen and w.c.

CLOAKS/W.C.
4'6" x 2'7" (1.39 x 0.81)
Two piece suite comprising push-flush w.c. and wash hand basin with tiled splashbacks, tiled floor, radiator and extractor fan.

DINING KITCHEN
15'10" x 8'1" (4.84 x 2.48)
The kitchen comprises a range of matching fitted base and soft closing wall and drawer units with roll top work surfaces. Inset 1½ bowl sink and drainer with central mixer tap and brick effect tiled splashbacks, fitted flooring, Zanussi hob with extractor over and oven beneath, plumbing for washing machine, space for tumble dryer/dishwasher, space for full height fridge/freezer, boiler cupboard housing the gas fired central heating combination boiler (for central heating and hot water.) Space for dining table and chairs, double glazed window to the front with fitted blinds, radiator and tiled floor.

LOUNGE
14'7" x 12'11" (4.46 x 3.95)
Double glazed French doors opening out to the rear garden, laminate flooring, t.v. and telephone points and two radiators.

FIRST FLOOR LANDING
18'1" x 6'5" (5.52 x 1.97)
Useful storage cupboard and stairs to second floor, double glazed window to the front, radiator and doors to both bedrooms and bathroom.

GUEST BEDROOM 2
12'11" x 12'5" (3.94 x 3.8)
Double glazed window to the rear and radiator.

BEDROOM 3
11'0" x 6'3" (3.36 x 1.91)
Double glazed window to the front and radiator.

BATHROOM
6'9" x 6'3" (2.07 x 1.91)
White three piece suite comprising panel bath with tiled splashbacks, wash hand basin with tiled splashbacks and push-flush w.c. Radiator and extractor fan.

SECOND FLOOR LANDING
Radiator and door to:

MASTER BEDROOM
20'11" x 12'11" (6.38 x 3.96)
Two Velux roof windows to the rear, radiator, t.v. point and opening to:

DRESSING AREA
Loft access point and space for either free-standing or fitted wardrobes. Door to:

EN SUITE SHOWER ROOM
9'4" x 9'1" (2.85 x 2.79)
Three piece suite comprising walk-in double tiled shower cubicle with electric shower, push-flush w.c. and wash hand basin with storage cupboards beneath. Radiator, extractor fan, shaver point and double glazed window to the front.

OUTSIDE
To the front of the property is one allocated parking space directly in front of the property and the use of additional visitors spaces. The rear garden is enclosed by timber fencing and benefits from shaped lawned section with stepping stone pathway providing access to a recently relaid rear decked area with timber storage shed.

DIRECTIONAL NOTE
From the central Ilkeston roundabout, proceed down Challons Way and over the mini roundabout. At the second roundabout take the second exit after the Aldi supermarket and proceed up the hill in the direction Shipley. Look for and take an eventual left turn onto Grey Meadow Road. Proceed along the road, passing the turning for the play par and the property can be found on the left hand side set back from the visitors parking spaces.

Ref: 5277NH

AGENTS NOTE
There is an annual service charge for a contribution towards the management of the estate which is currently £117 per year. Further information available on request.

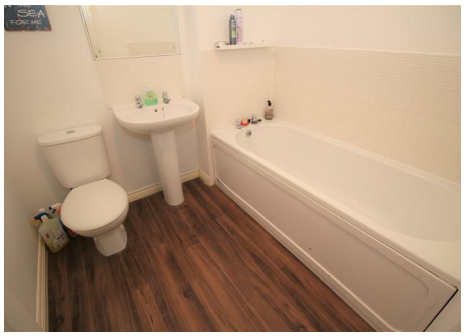






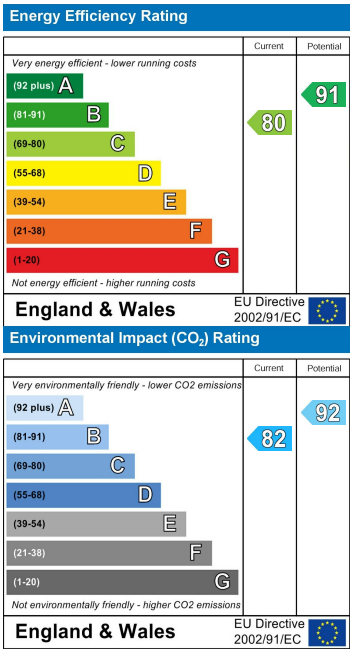
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018











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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044