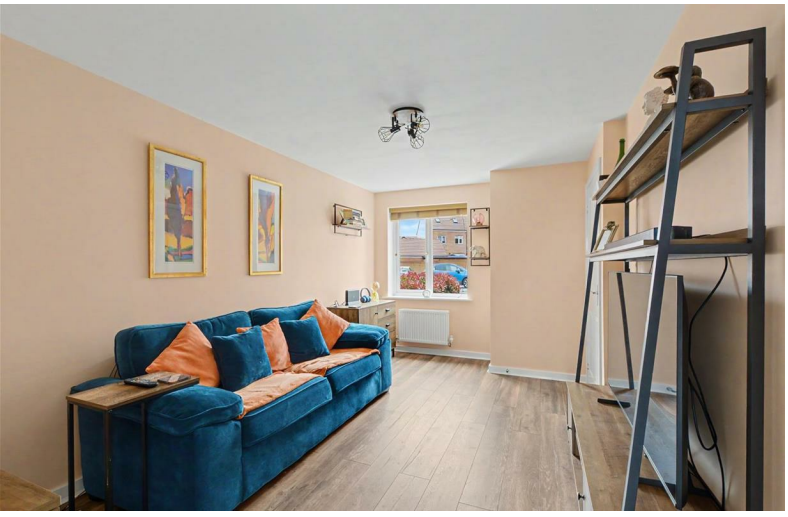
Robert Ellis

look no further. . .



Upper Wood Close
Ilkeston, Derbyshire DE7 4SQ

A MODERN 2021 CONSTRUCTED TWO BEDROOM SEMI DETACHED HOUSE POSITIONED IN A QUIET RESIDENTIAL CUL DE SAC.

£210,000 Freehold

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ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED 2021 CONSTRUCTED TWO BEDROOM SEMI DETCHED HOUSE POSITIONED IN A QUIET RESIDENTIAL CUL DE SAC.

The "Alnwick" constructed by Persimmon Homes offers accommodation over two floors, the ground floor comprising entrance hallway, ground floor WC, living room and full width dining kitchen. The first floor landing then provides access to two good size double bedrooms and a central three piece bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, double glazing, double driveway and landscaped enclosed rear garden.

Further benefits and upgrades to the property include high specification carpeting and underlay, integrated dishwasher, high specification split oven, external water tap, double power socket and lighting, fitted Hillary's Blinds and Perfect Fit blinds within the double glazing and French doors.

The property also benefits from the remaining term of the NHBC warranty.

The property offers easy access to the nearby town centre amenities, as well as good transport links, including Ilkeston train station which is just a short distance away. There is also easy access to good schooling for all ages, healthcare needs and ample outdoor countryside space including the Nutbrook Trail and children's play park set within the development.

We believe the property will make an ideal first time buy or young family home. We highly recommend an internal viewing.

HALLWAY
8'6" x 3'4" (2.61 x 1.04)
Composite panel and double glazed front entrance door, radiator, staircase rising to the first floor. Doors to the living room and ground floor WC.

GROUND FLOOR WC
4'11" x 2'9" (1.50 x 0.85)
Modern white two piece suite comprising push flush WC, wash hand basin with mixer tap and tiled splashback. uPVC double glazed window to the front, radiator, boxed-in consumer unit.

LIVING ROOM
15'8" x 9'5" (4.80 x 2.88)
Double glazed window to the front (with fitted blinds), radiator, useful understairs storage closet, media points, laminate flooring. Door to full width dining kitchen.

DINING KITCHEN
12'8" x 8'9" (3.88 x 2.69)
The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with laminate-style roll top work surfaces incorporating a four ring gas hob with extractor over and split oven beneath. Fitted one and a half bowl sink unit with draining board and central mixer tap, plumbing for washing machine, integrated dishwasher, space for full height fridge/freezer, boiler cupboard housing the gas fired combination boiler (for central heating and hot water), double glazed window to the rear (with fitted blind), radiator to the dining area with ample space for dining table and chairs, uPVC double glazed French doors (with inset fitted Perfect Fit blinds) opening out to the rear garden patio.

FIRST FLOOR LANDING
Decorative wood spindle balustrade, doors to both double bedrooms and bathroom. Loft access point to a partially boarded and insulated loft space.

BEDROOM ONE
12'9" x 8'6" (3.90 x 2.61)
Double glazed window to the rear overlooking the landscaped rear garden, radiator.

BEDROOM TWO
12'9" x 8'6" (3.90 x 2.61)
Two double glazed windows to the front (with fitted blinds), radiator, useful storage cupboard.

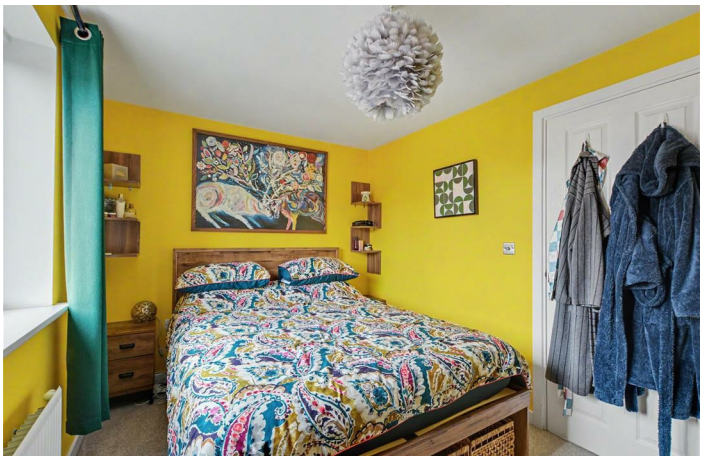
BATHROOM
6'3" x 6'1" (1.92 x 1.87)
Modern white three piece suite comprising panel bath with glass shower screen, central mixer tap and mains shower over, wash hand basin with mixer tap, push flush WC. Partial tiling to the walls, double glazed window to the side, extractor fan, radiator.

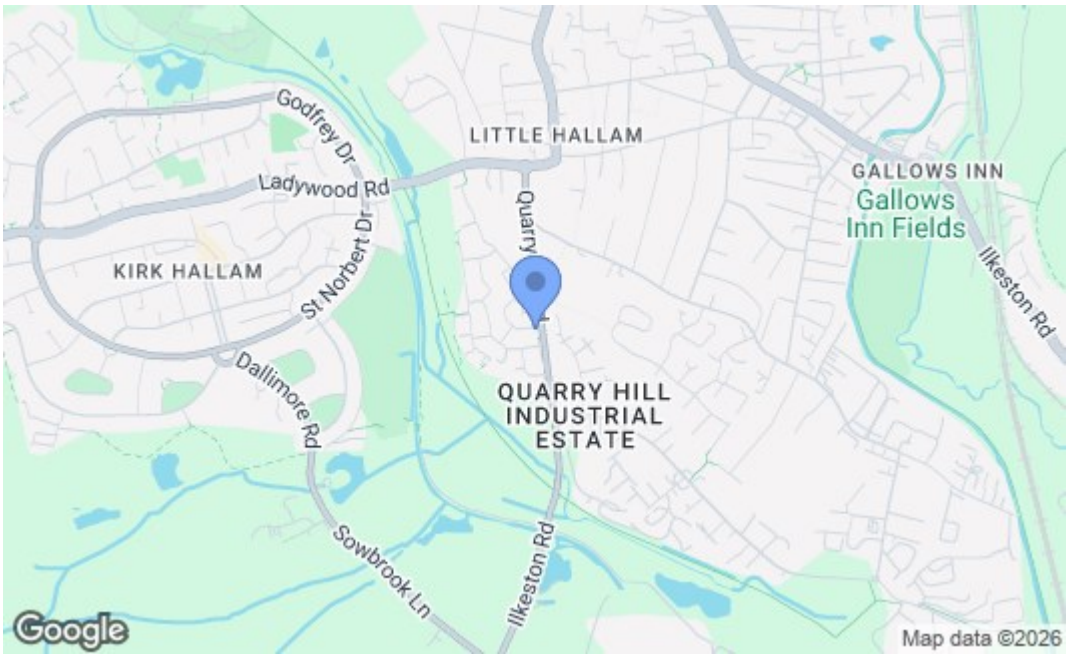
OUTSIDE
To the front of the property, there is a double width tarmac driveway providing side-by-side off-street parking, paved pathway provides access to the front entrance door, decorative white stones, triple timber bin store, pedestrian access leads down the side of the property into the rear garden.

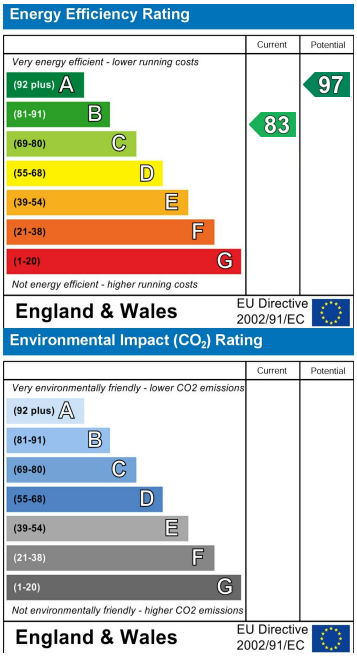
TO THE REAR
The rear garden is enclosed by timber fencing to both boundaries and offers an extended paved patio seating area (ideal for entertaining) with a central lawn section with decorative stone and planted flowerbeds either side housing a wide variety of specimen bushes and shrubbery set within decorative bark chippings. To the foot of the plot, there is a further decked entertaining space and garden shed. Within the rear garden there is an external water tap, lighting point and double power socket.

DIRECTIONS
Proceed away from our Stapleford Office in the direction of Sandiacre. At Sandiacre traffic lights, turn right onto Town Street and proceed parallel with the canal heading in the direction of Stanton. Continue onto Ilkeston Road and then Lows Lane into New Stanton. Follow the bend in the road to the right over the bridge before taking a left hand turn onto Elka Road. Follow the "S" bend before taking a right hand turn onto Slater Way before veering left onto Upper Wood Close. Follow the bend in the road to the left into the cul de sac and the property can be found on the left hand side.

AGENTS NOTE
It is understood that there is a current annual service charge for all properties within the development via Gateway Housing Ltd which is £172 per annum. We ask that you confirm this latest information/charge with your solicitor prior to completion.







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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