



**Grey Meadow Road  
Ilkeston, Derbyshire DE7 8EZ**

A SURPRISINGLY SPACIOUS THREE  
BEDROOM THREE STOREY TOWN HOUSE.

**Offers Over £196,000 Freehold**

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A particular feature of this property is the master bedroom suite occupying the whole of the second floor which provides for a double bedroom open through to a dressing room with fitted wardrobes which in turn leads to a good sized en-suite shower room.

Further features of this modern property include gas fired central heating served from a combination boiler, uPVC double glazed windows throughout and a useful cloakroom/WC to the ground floor.

Off-street parking is provided to the front and the rear gardens are contemporary landscaped with lawn and a decked terraced area at the foot of the property (great for BBQing).

Situated in a now established modern development within a residential suburb of Ilkeston, the property is convenient for many amenities, including schools for all ages, Ilkeston Community Hospital and the market town centre of Ilkeston. Ilkeston town centre has a generous variety of shops and facilities, with Tesco and Morrisons being close by. There are good transport links with regular bus service, and Ilkeston has its own train station. For those who enjoy the outdoors, Shipley Country Park is within easy reach.

A superb property for first time buyers with space to start a family or for those looking to work from home. Viewing recommended.



## ENTRANCE HALL

Composite double glazed front entrance door, radiator, stairs to the first floor.

## CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin and low flush WC. Radiator, double glazed window.

## BREAKFAST KITCHEN

15'10" x 7'10" reducing to 6'2" (4.85 x 2.4 reducing to 1.88)

Fitted range of wall, base and drawer units with rolled edge work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine and dishwasher. Radiator, double glazed window to the front.

## LIVING ROOM

14'7" x 12'10" (4.46 x 3.93)

Radiator, double glazed windows and French doors opening to the rear garden.

## FIRST FLOOR LANDING

Useful built-in storage closet, double glazed window and stairs leading to the second floor.

## BEDROOM TWO

12'10" x 12'4" (3.93 x 3.78)

Radiator, double glazed window to the rear.

## BEDROOM THREE

11'0" x 6'2" (3.37 x 1.90)

Radiator, double glazed window to the front.

## BATHROOM

Incorporating a three piece suite comprising wash hand basin, low flush WC and bath with shower over. Partially tiled walls, radiator, double glazed window.

## SECOND FLOOR LANDING

Gives access to the master bedroom suite.

## MASTER BEDROOM

20'11" overall x 12'11" reducing to 5'4" (6.4 overall x 3.95 reducing to 1.63)

The bedroom area has a radiator and two double glazed

Velux roof windows, and is open through to the dressing area where there are two mirror fronted wardrobes, radiator and door to en-suite.

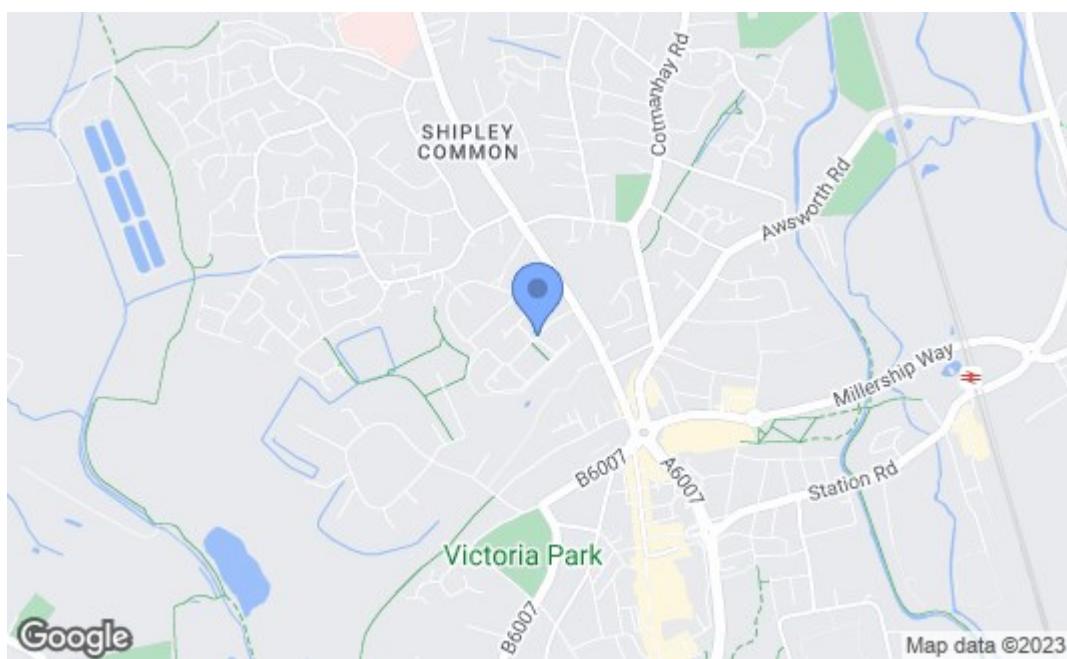
## EN-SUITE

Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush WC and shower cubicle with electric shower. Heated towel rail, Velux double glazed roof window.

## OUTSIDE

To the front is a small open plan garden with forecourt providing off-street parking. To the rear, the garden is enclosed and laid mainly to lawn, flanked with attractive ornamental broken slate bedding. At the foot of the plot there is a contemporary terraced decked area (great for BBQing). There is a gate at the foot of the plot to an enclosed walkway which leads to the front.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	79	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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.