Robert Ellis

look no further. . .

Doris Road
Ilkeston, Derbyshire DE7 5DP

A BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE.

£190,000 Freehold

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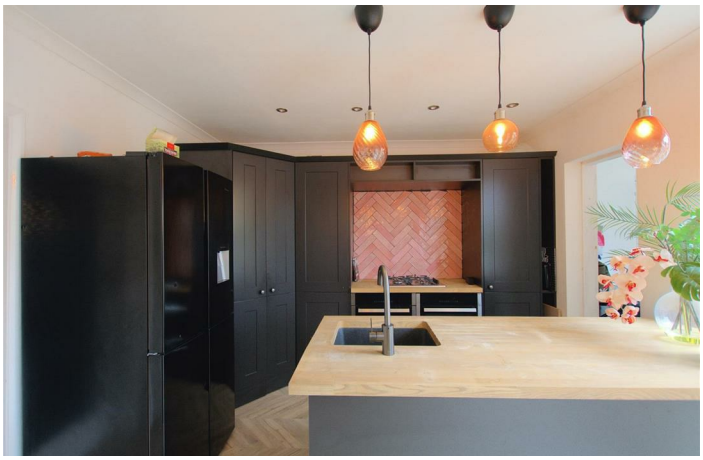
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

The accommodation is arranged over two floors, the ground floor comprises entrance hall, bay fronted living room, open plan dining kitchen, rear lobby, utility room and WC. The first floor landing then provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating, double glazing, double sized tarmac driveway to the front providing off-street parking, and generous garden space to the rear.

The property is located in this popular and established residential location within easy reach of the shops, services and amenities that Ilkeston has to offer, including that of the Ilkeston train station, healthcare requirements and schooling.

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



ENTRANCE HALLWAY
4'7" x 3'8" (1.41 x 1.14)
uPVC panel and double glazed front entrance door, radiator, staircase rising to the first floor, laminate flooring and door to lounge.

LOUNGE
14'7" x 12'9" (4.45 x 3.89)
Georgian-style double glazed bay window to the front with fitted Roman blinds to all three of the window panes, radiator, matching to the hallway laminated flooring, media points, coving, useful understairs storage cupboard and door to kitchen.

DINING KITCHEN
16'1" x 11'11" (4.92 x 3.64)
Equipped with a matching range of fitted base and wall storage cupboards with butchers block square edge work surfacing and a central island unit with inset single sink and in-built draining board to the counter top with central mixer tap. Integrated CDA dishwasher, space for fridge/freezer and fitted counter level four ring gas hob with fitted CDA double ovens beneath and warming drawer. Matching to the living room laminate flooring, ample space for dining table and chairs, radiator, double glazed windows to the side and rear, uPVC panel and double glazed French doors opening out to the rear garden patio, coving, spotlights to one half of the room and drop down lighting pendants and door to rear lobby.

GROUND FLOOR LOBBY
Double glazed window to the side, radiator, tiled floor, mini coving and doors to utility and WC.

UTILITY SPACE
4'11" x 2'8" (1.50 x 0.82)
Plumbing for washing machine, tiled floor, power and lighting points.

WC
4'11" x 2'6" (1.50 x 0.78)
Housing a Victorian style low flush WC with tiling to dado height, double glazed window to the side, mini coving and tiled flooring.

FIRST FLOOR LANDING
Double glazed window to the side, loft access point to an insulated loft space and doors to all bedrooms and bathroom. Panelling to dado height.

BEDROOM ONE
12'7" x 9'11" (3.85 x 3.03)
Georgian-style double glazed window to the front with fitted Roman blind, exposed floorboards, radiator and coving.

BEDROOM TWO
11'1" x 8'11" (3.38 x 2.73)
Double glazed window to the rear with fitted roller blind, radiator and exposed floorboards.

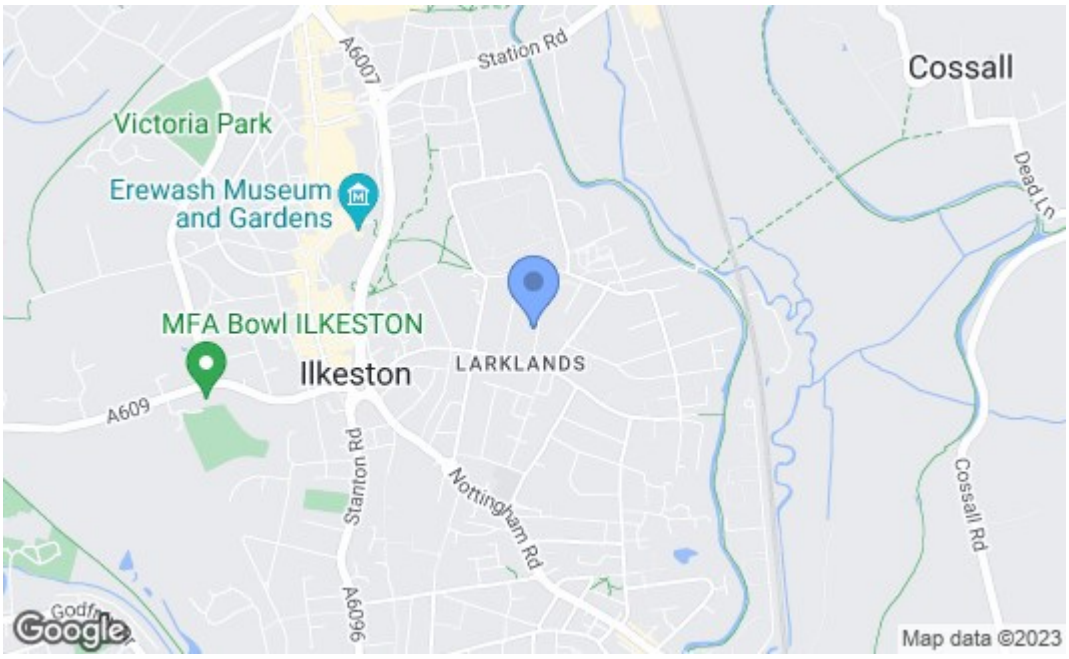
BEDROOM THREE
7'3" x 6'1" (2.22 x 1.87)
Georgian-style double glazed window to the front with fitted roller blind, exposed floorboards, radiator and overstairs bulkhead.

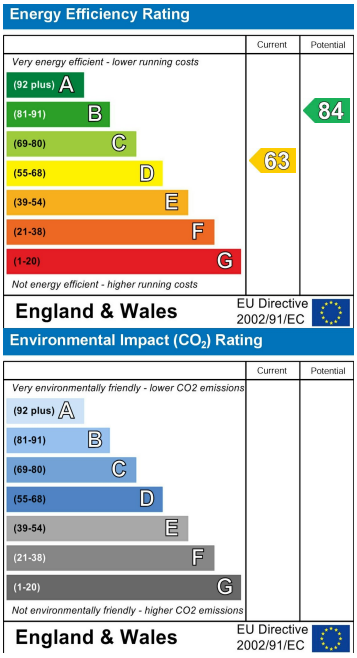
BATHROOM
7'10" x 6'11" (2.41 x 2.13)
Three piece suite comprising freestanding roll top bath with claw feet, glass shower screen and dual attachment for shower over, wash hand basin with mixer tap and storage cabinets and drawers beneath, push flush WC. Panelling to dado height, wall mounted LED lit bathroom mirror, double glazed window to the rear, extractor fan, coving, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes) with useful storage shelving.

OUTSIDE
To the front there is a lowered kerb entry point to a double sized tarmac driveway, providing off-street parking and access to the front entrance door. There is pedestrian access down the right hand side of the property in towards the rear garden.

TO THE REAR
The rear garden is of a good proportion offering an initial paved patio seating area leading onto a planted flowerbed and beyond which via a pedestrian pathway to the foot of the garden which is well established with a variety of seating areas surrounded by planted borders and beds housing a variety of specimen bushes, shrubs, trees and plants. Within the garden there is external lighting point and water tap.

DIRECTIONAL NOTE
From the main Ilkeston roundabout, turn back on yourself onto Park Road and take an eventual left hand turn onto Doris Road. The property can then be found on the left hand side, identified by our For Sale board. Ref: 8005NH





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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