



**Springfield Gardens  
Ilkeston, Derbyshire DE7 8JA**

**Offers Over £200,000 Freehold**

AN EXTREMELY WELL PRESENTED TWO  
BEDROOM DETACHED BUNGALOW  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET FOR THE FIRST TIME IN OVER 30 YEARS THIS EXTREMELY WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW OFFERED FOR SALE WITH THE BENEFIT OF NO UPWARD CHAIN.

With single level accommodation sitting on a level lying plot comprising a side "L" shaped entrance hallway, living room, garden room, sitting room, two bedrooms, kitchen and shower room, all on one level.

The property also benefits from gas fired central heating from a recently installed combination boiler, uPVC double glazing, off-street parking, front and rear gardens.

The property sits favourably within easy reach of nearby shops, services and amenities, as well as well served transport links to the local area, and Ilkeston train station.

The property sits on a level lying plot from front to back and would therefore make an ideal retirement or downsize property. The property offers flexible and adaptable living space with two reception areas, as well as a garden room and two bedrooms to the front.

We highly recommend an internal viewing to fully appreciate the property as a whole.



## "L" SHAPED ENTRANCE HALLWAY

uPVC panel and double glazed side entrance door with double glazed window to the side of the door, meter cupboard box, radiator. Doors to both bedrooms, living room, sitting room and wet room. Loft access point to a partially boarded and insulated loft space with fixed shelving, double glazed window to the front and lighting point.

## LIVING ROOM

14'10" x 10'5" (4.54 x 3.18)

Sliding double glazed patio doors opening out to the garden room. Radiator, coving, wall light points, media points, decorative brick and tiled fireplace.

## GARDEN ROOM

6'11" x 6'4" (2.13 x 1.95)

Double glazed French doors opening out to the rear garden, sloping timber and polycarbonate roof, decorative exposed brickwork, sliding patio door back to the living room.

## SITTING ROOM

10'5" x 9'7" (3.19 x 2.93)

Double glazed window to the side, radiator, fixed display shelving. Archway through to the kitchen.

## KITCHEN

12'0" x 6'10" (3.66 x 2.09)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces. Inset counter level single sink and draining board with central swan neck mixer tap, fitted four ring hob with extractor over and oven beneath, plumbing for washing machine, space and power for fridge/freezer, boiler cupboard housing the recently installed gas fired combination boiler (for central heating and hot water purposes), double glazed window to the rear overlooking the rear garden (with fitted roller blinds). uPVC panel and double glazed exit door to outside.

## BEDROOM ONE

13'8" x 10'4" (4.19 x 3.17)

Double glazed window to the front, vertical radiator, additional double glazed window to the side (with fitted roller blind). Wardrobes, bedside tables and drawers (included).

## BEDROOM TWO

9'2" x 8'11" (2.80 x 2.72)

Double glazed window to the front, radiator.

## WET ROOM

6'4" x 5'6" (1.94 x 1.69)

Walk-in shower cubicle with electric shower, wash hand basin, push flush WC. Fully tiled walls, anti-slip flooring, double glazed window to the side, wall mounted mirror fronted bathroom cabinet, wall mounted bathroom light and shaver point, radiator, extractor fan.

## OUTSIDE

To the front of the property there is a dwarf brick boundary wall with contrasting coping stones, raised and planted flowerbeds housing a wide variety of specimen bushes, shrubs and plants, high quality artificial lawn for low maintenance, double gates provided access to the side driveway which runs down the right hand side of the property providing off-street parking. There is then a pedestrian gate leading through to the rear part of the garden.

## TO THE REAR

Designed for ease of maintenance being landscaped to a good quality with an initial block paved patio seating area making the most of the afternoon sun (ideal for entertaining). This then steps out onto a high quality artificial shaped lawn with planted borders housing a variety of bushes, shrubs and plants, part with decorative slate chippings. To the rear of the plot there is a further raised planted area housing a further variety of specimen bushes and shrubbery. Within the garden there is a useful timber storage shed with power and lighting, external lighting point, water tap, rear covered porch, double glazed French doors providing access back to the garden room, pedestrian gated access to the front.

## DIRECTIONAL NOTE

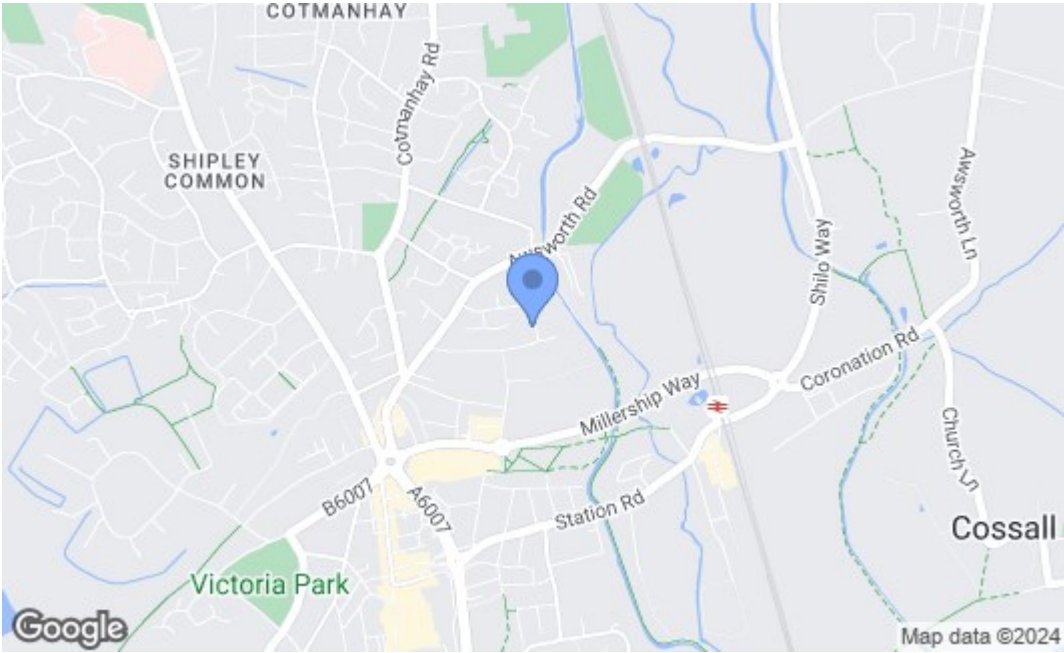
Proceed away from Ilkeston roundabout in the direction of Shipley and Heanor, crossing the first roundabout and exiting the second roundabout at the third exit. Take a right hand turn onto Springfield gardens and follow the bend in the road around to the left. The bungalow can then be found on the left hand side, identified by our For Sale board. Ref: 8229NH







TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		86
(81-91) B		
(69-80) C	69	
(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.