Robert Ellis

look no further. . .

Rigley Avenue
Ilkeston, Derbyshire DE7 5LW

AN EXTENDED AND EXTREMELY WELL PRESENTED, TWO DOUBLE BEDROOM, DOUBLE FRONTED DETACHED BUNGALOW

£235,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET AN EXTREMELY WELL PRESENTED AND EXTENDED, TWO DOUBLE BEDROOM, DOUBLE FRONTED DETACHED BUNGALOW, POSITIONED IN THIS POPULAR AND ESTABLISHED, YET QUIET CUL DE SAC LOCATION.

With single level accommodation comprises central entrance hallway providing access to two good size bedrooms to the front, one currently being used as a sitting room. A dining room, conservatory, shower room and breakfast kitchen then complete the accommodation.

Other benefits to the property include gas fired central heating from a combination boiler, double glazing, off-street parking, generous front and rear gardens and useful attic storage space with wooden pull-down ladder.

The property is positioned within this quiet cul de sac location, yet affords easy access to the shops and services within Ilkeston centre. There is also easy access to pleasant nearby walks, shopping facilities, healthcare needs and schooling if required.

We believe the property would ideally suit those looking to downsize to a single level property and we highly recommend an internal viewing to appreciate the modernisation that has been undertaken by the current owner.

ENTRANCE HALL
16'5" x 3'9" (5.02 x 1.16)
Doors to all ground floor reception rooms, radiator, access to the loft space via wooden pull-down ladders to a boarded, lit and insulated loft space.

SITTING ROOM/BEDROOM 2
14'8" x 11'11" (4.49 x 3.64)
Double glazed bay window to the front with two further side double glazed windows, radiator, media points and feature fireplace and surround.

BEDROOM 1
13'5" x 10'5" (4.1 x 3.19)
Double glazed window to the front and radiator.

DINING ROOM
12'10" x 9'11" (3.93 x 3.03)
Radiator and opening through to the conservatory.

CONSERVATORY
13'5" x 10'8" (4.1 x 3.27)
A recent addition with feature glass roof making the most of the afternoon sun, with double glazed French doors opening out to the recently laid external decked area and remote control operated fitted roller blinds.

BREAKFAST KITCHEN
14'4" x 11'11" (4.39 x 3.64)
Comprising a range of matching fitted base and wall storage cupboards with ample roll top work surfaces incorporating fitted four ring hob with extractor over and oven beneath, inset sink unit and draining board, radiator, tiled floor, double glazed windows to the side and rear, double glazed exit door to garden, wall mounted gas combination boiler (for central heating and hot water) and appliance space.

SHOWER ROOM
7'4" x 6'1" (2.25 x 1.87)
Three piece suite comprising walk-in shower area with tiled splashbacks and shower over, low flush w.c. and wash hand basin, double glazed window, radiator and storage cupboard with shelving.

OUTSIDE
To the front of the property is a brick boundary wall and driveway leading down the left hand side of the property, providing off-street parking, which is then secured by an electrically operated roller door providing access through to the rear garden. The front garden is designed for low maintenance with pathway providing access to front entrance door. The rear garden has the benefit of a useful garden store with a remote control operated electric shutter door, recently laid decked area, easy to maintain gravel borders, external lighting point and water tap.

DIRECTIONAL NOTE
From the main central roundabout within Ilkeston, drop down onto Park Road and follow the road round to the mini roundabout and take a left turn onto Park Avenue. Follow the bend in the road and after the entrance to the cemetery onto Cantelupe Road and follow the next bend in the round round and continue left onto Flamstead Road. Take the first left onto Gresley Road and first left again onto Rigley Avenue. The property can then be found on the right hand side, identified by our For Sale Board.

Ref: 7430nh

GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.

TOTAL FLOOR AREA : 857 sq.ft. (79.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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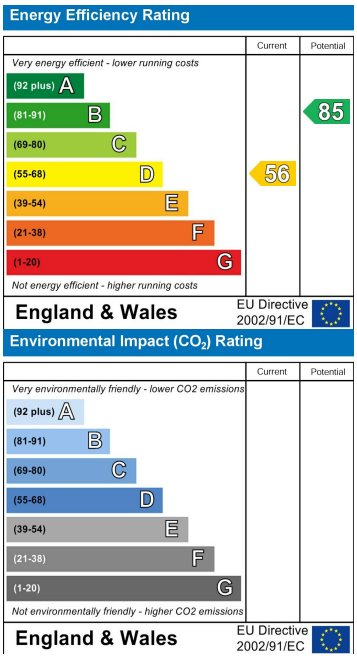

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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