



Corporation Road  
Ilkeston, Derbyshire DE7 4AX

A TRADITIONAL DOUBLE HEIGHT BAY  
FRONTED THREE BEDROOM SEMI  
DETACHED HOUSE.

**£209,995 Freehold**



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL LOOKED AFTER TRADITIONAL DOUBLE HEIGHT BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED ON THE OUTSKIRTS OF ILKESTON CENTRE BORDERING TROWELL.

With accommodation over two floors, the ground floor comprises an entrance hallway with useful understairs storage space accessed via an open porch with decorative brick archway, through lounge/diner and kitchen. The first floor landing then provides access to three bedrooms with the third bedroom having slightly encroached on the space for the main bedroom making it a more appropriate size, and a family bathroom suite completing the accommodation.

The property also benefits from gas fired central heating from a recently installed gas fired central heating combination boiler, uPVC double glazing, off-street parking, detached garage to the rear with power and lighting, and generous garden space to the rear.

The property is located on the outskirts of Ilkeston centre which offers a variety of national and independent shops and retailers. There is also easy access to an array of nearby schooling, amenities and healthcare needs, and open countryside.

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



## ENTRANCE HALLWAY

14'1" x 5'8" (4.30 x 1.74)

Composite and double glazed front entrance door with two double glazed windows sat either side of the door, radiator with a display cabinet, staircase rising to the first floor with decorative open spindle balustrade, useful understairs storage space (or potential study area) with double glazed window to the side. Door to lounge/dining area.

## LOUNGE

13'8" x 11'5" (4.19 x 3.50)

Double glazed bay window to the front (with fitted blinds), meter cupboard, media points, and archway back through to dining area.

## DINING AREA

11'11" x 11'7" (3.64 x 3.55)

Radiator, double glazed French doors opening out to the rear garden, opening through to kitchen, and archway to living room.

## KITCHEN

13'5" x 8'10" (4.10 x 2.71)

Equipped with a matching range of fitted base and wall storage cupboards with marble effect roll top work surfaces incorporating single sink and draining board with central swan neck mixer tap, tiled splashbacks, and radiator. Fitted counter-level four ring gas hob with extractor over and oven beneath, integrated dishwasher space and plumbing for washing machine and fridge/freezer, wall mounted (recently installed) Vaillant gas fired combination boiler (for central heating and hot water purposes), double glazed windows to both sides (both with fitted roller blinds), uPVC panel and double glazed exit door to outside.

## FIRST FLOOR LANDING

Doors to all bedrooms and bathroom, double glazed window to the side, open spindle decorative balustrade, and loft access point via pull down loft ladder to a partially boarded and insulated loft space.

## BEDROOM ONE

13'10" x 11'4" (4.23 x 3.46)

Double glazed bay window to the front (with fitted blinds) and bay radiator.

## BEDROOM TWO

13'10" x 11'4" (4.23 x 3.46)

Double glazed window to the rear overlooking the rear garden (with fitted blinds) and radiator.

## BEDROOM THREE

8'3" x 7'3" (2.53 x 2.21)

Double glazed window to the front (with fitted blinds) and radiator.

## BATHROOM

5'10" x 5'5" (1.80 x 1.66)

Three piece suite comprising panel spa bath with multi jets and mixer tap with mains Mira shower over and foldaway glass shower screen, wash hand basin with mixer tap, and push flush WC. Fully tiled walls and floor, double glazed window to the rear (with fitted roller blind), spotlights, extractor fan, and ladder towel radiator.

## OUTSIDE

To the front of the property leading down the right hand side there is a driveway providing off-street parking, which in turn leads to the garage and rear garden. The front garden is predominantly paved, either for off-street parking or ease of maintenance.

## REAR GARDEN

Of a good overall size being enclosed predominantly with timber fencing to the boundary line with concrete posts and gravel boards. The garden is split into various sections with a small decked area leading onto an extensive paved patio flanked by planted borders housing a variety of bushes and shrubbery. This area offers a personal access door into the rear of the garage. The garden then extends out to an area, which could be either turfed, lawned or used as a potential vegetable patch, with a further space beyond incorporating a planted rockery and borders, as well as a shaped gravel pathway. Within the garden there are external lighting points, water tap and power sockets, pedestrian access back to the driveway. Also included within the sale is a fixed gas barbeque.

## DETACHED GARAGE

Traditional up and over door to the front, personal access door and window to the side, power and lighting points.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, veer left onto Pasture Road and proceed in the direction of Trowell. At the mini roundabout veer left and proceed towards Ilkeston. At the "T" junction (adjacent with St Helens Church), turn left onto Ilkeston Road Trowell. Follow the bend onto Nottingham Road and take left onto Thurman Street which in turn becomes Corporation Road and proceed up the hill where eventually the property can be found on the right hand side identified by our For Sale board.

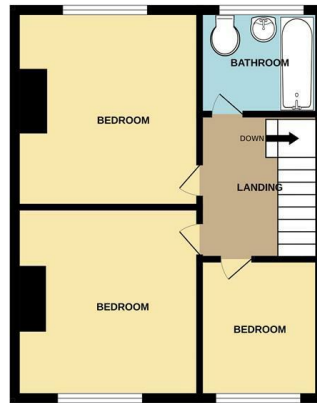
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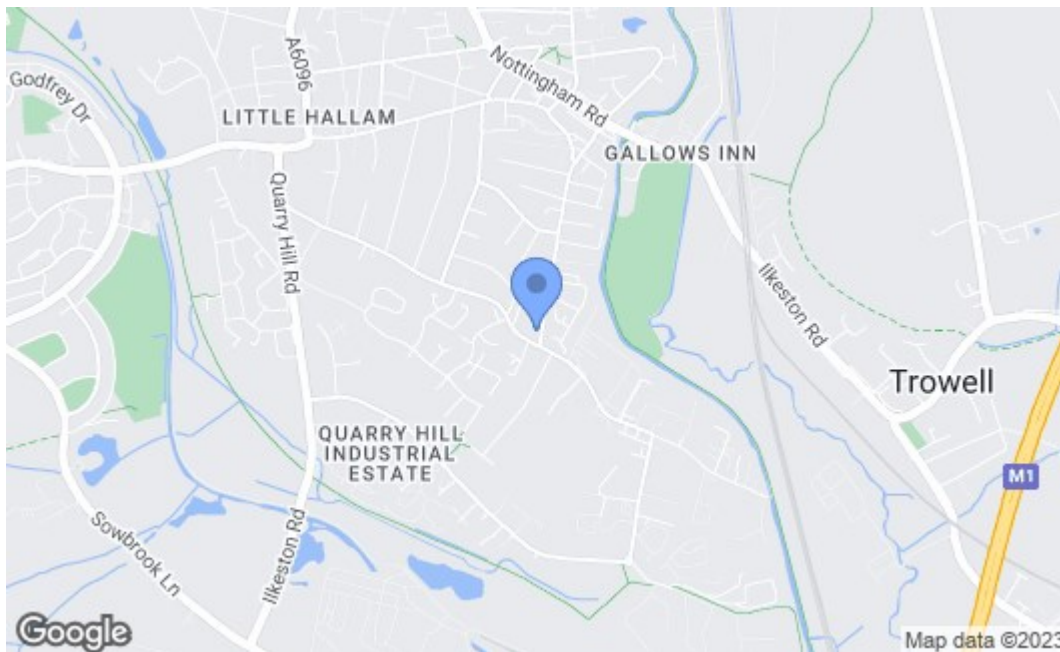
GROUND FLOOR



1ST FLOOR



While 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-measurement. 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. Made with Metropix G5023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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