Robert Ellis

look no further. . .

Mason Road
Shipley, Derbyshire DE7 9JP

A FOUR BEDROOM DETACHED HOUSE BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

£320,000 Freehold

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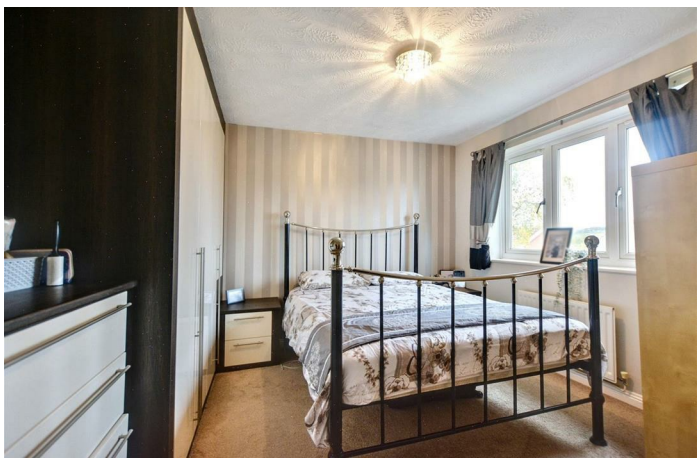
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOUSE POSITIONED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION BEING BROUGHT TO THE MARKET WITH THE ADDED BENEFIT OF NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, sitting room/dining room, living room, conservatory and kitchen. The first floor landing provides access to four bedrooms with the principal bedroom benefitting from en-suite facility, as well as a family bathroom.

The property also benefits from gas fired central heating, double glazing, double driveway, garage and enclosed rear garden.

The property is being brought to the market with the added benefit of being sold with NO UPWARD CHAIN and is positioned in this popular and established residential location within close proximity of the nearby amenities in Ilkeston town centre. There is also easy access to good transport links such as Ilkeston train station, as well as an abundance of outdoor countryside access.

We believe the property will make an ideal long term family home and we highly recommend an internal viewing.



ENTRANCE HALL
13'7" x 5'10" (4.16 x 1.80)
uPVC panel and double glazed front entrance door, radiator, tiled floor, staircase rising to the first floor, doors to living room, dining room, WC and kitchen.

GROUND FLOOR WC
6'6" x 3'1" (2.00 x 0.96)
A modern two piece suite comprising wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Tiling to dado height, tiled floor, chrome ladder towel radiator, double glazed window to the front.

LIVING ROOM
14'6" x 11'8" (4.44 x 3.57)
Media points, radiator, coving, panel and double glazed door access leading through to the conservatory.

CONSERVATORY
11'10" x 10'1" (3.62 x 3.09)
Brick and double glazed construction with pitched roof incorporating double glazed French doors opening out to the rear garden, fitted blinds, tiled floor.

DINING ROOM
12'3" x 9'1" (3.74 x 2.79)
Walk-in Georgian-style double glazed box bay window to the front, radiator, media points.

KITCHEN
12'4" x 9'10" (3.77 x 3.02)
A matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating one and half bowl sink unit with draining board and central spray-hose mixer tap, fitted four ring hob with double oven beneath and curved extractor canopy over, integrated dishwasher, double glazed window to the rear (with fitted blinds), uPVC panel and double glazed exit door to outside, tiled floor with electrically operated underfloor heating, provision for wine rack, as well as further useful kitchen storage cabinets, spotlights.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Double glazed window to the side, access to the partially boarded and insulated loft space, airing cupboard housing the water cylinder.

BEDROOM ONE
12'10" x 11'10" (3.92 x 3.63)
Double glazed window to the rear, radiator, range of fitted bedroom furniture including wardrobes and drawers. Door to en-suite.

EN-SUITE
6'6" x 5'10" (1.99 x 1.78)
Three piece suite comprising separate shower cubicle with decorative boarding, glass shower door and mains ran shower, hidden cistern push flush WC, wash hand basin with mixer tap. Tiling to the walls and floor, double glazed window to the rear, extractor fan.

BEDROOM TWO
10'4" x 9'6" (3.17 x 2.91)
Georgian-style double glazed window to the front, radiator, laminate flooring, range of fitted bedroom furniture including wardrobes, drawers and bedside tables.

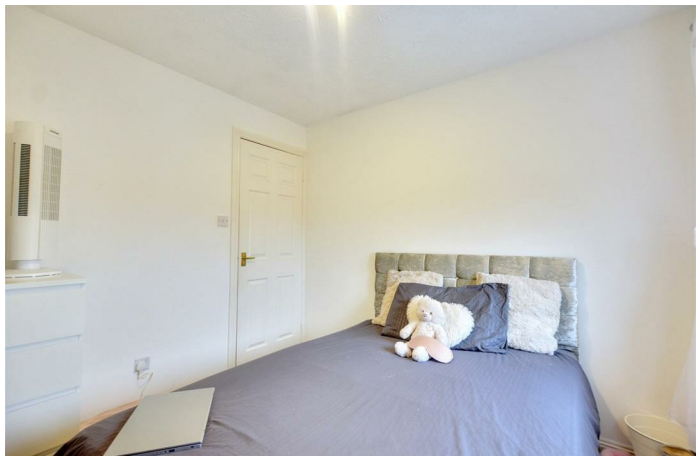
BEDROOM THREE
9'2" x 8'9" (2.81 x 2.68)
Double glazed window to the rear (with fitted roller blind), radiator, part panelling to one wall.

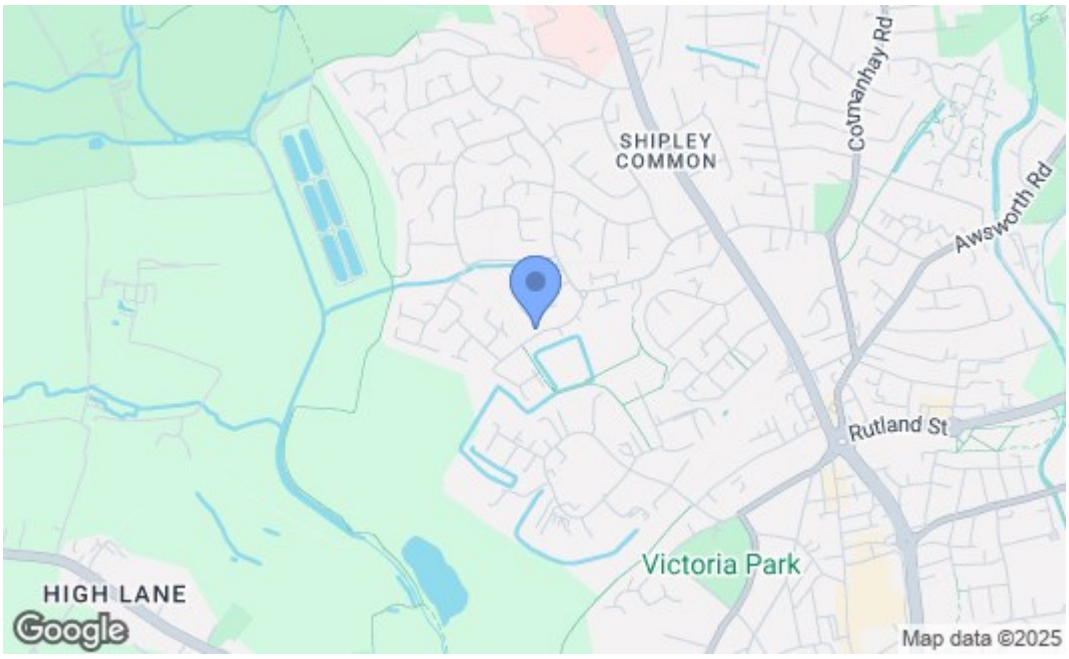
BEDROOM FOUR
8'1" x 6'5" (2.47 x 1.96)
Double glazed window to the front, radiator.

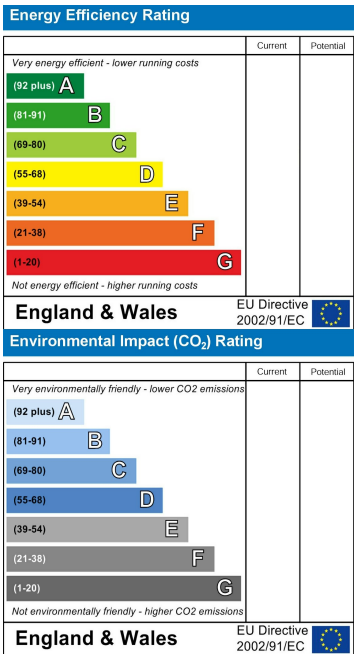
BATHROOM
6'5" x 6'3" (1.98 x 1.93)
Modern three piece suite comprising panel bath with mixer tap and shower over, push flush WC, wash hand basin with central mixer tap. Decorative tiling to the walls and floor, chrome ladder towel radiator, Georgian-style double glazed window to the front.

OUTSIDE
To the front of the property there is a double width tarmac driveway providing off-street parking side-by-side for two cars which in turn leads to the front entrance door and garage. The front garden also has a shaped garden lawn, paved pathway leading to pedestrian access which leads into the rear garden.

TO THE REAR
The rear garden is split into various sections incorporating a good size initial paved patio seating area (ideal for entertaining). This then leads down to the lower part of the garden which is part gravel with a shaped lawn enclosed by hedgerow and brick walls to the boundary lines. Within the garden there is an external water tap and lighting point.







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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