Robert Ellis

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Powtrell Place
Ilkeston, Derbyshire DE7 5SW

A SPACIOUS & EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE.

£215,000 Freehold

ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND RECENTLY EXTENDED (INTO THE LOFT SPACE) NOW FOUR BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABILISHED RESIDENTIAL LOCATION.

With accommodation over three floors, the ground floor comprises a spacious entrance hallway with useful understairs storage space and closet, ground floor WC, living room and dining kitchen. The first floor landing then provides access to three bedrooms and bathroom. A further staircase then rises to the 2023 converted first floor principal bedroom.

The property also benefits from gas fired central heating from combi boiler, double glazing, front and rear gardens, with the potential of having a rear driveway (subject to lowering the kerb).

The property is located in this quiet, residential cul de sac location within easy reach of the shops and services in Ilkeston town centre. There is also easy access to good transport links to and from the surrounding areas, including Ilkeston train station, as well as schooling for all ages and open countryside.

The property sits adjacent to a children's play park, making it an ideal family home. We highly recommend an internal viewing.

ENTRANCE HALL
20'8" x 6'0" (6.31 x 1.84)
uPVC panel and stained double glass entrance door, useful cloaks/storage cupboard, staircase rising to the first floor with decorative wood spindle balustrade, radiator, laminate flooring, media points. Doors to living room, kitchen, WC and useful understairs storage cupboard. There is additional understairs storage space which has also been used as a study area.

WC
5'4" x 2'10" (1.64 x 0.87)
Two piece suite comprising low flush WC and wash hand basin. Panelling to dado height, laminate flooring (matching the hallway), double glazed window to the rear.

LIVING ROOM
13'2" x 11'3" (4.02 x 3.43)
Double glazed window to the front (with fitted blinds), radiator, laminate flooring, coving, media points.

DINING KITCHEN
13'5" x 11'3" (4.10 x 3.43)
Comprises a matching range of "L" shaped fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board with mixer tap. Fitted four ring gas hob with extractor over and oven beneath. Space for full height fridge freezer, plumbing for washing machine and tumble dryer. Glass fronted crockery cupboards, display plate rack, radiator, space for dining table and chairs, tiled floor, uPVC double glazed French doors opening out to the rear garden with double glazed windows either side of the door (with individually fitted blinds).

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Decorative wood spindle balustrade, turning staircase rising to the top floor. Storage cupboard with shelving.

BEDROOM TWO
13'5" x 11'10" (4.10 x 3.63)
Double glazed window to the front (with fitted blinds), radiator, coving.

BEDROOM THREE
12'11" x 11'7" (3.95 x 3.55)
Double glazed window to the rear (with fitted blinds), radiator, coving.

BEDROOM FOUR
7'8" x 6'11" (2.34 x 2.13)
Double glazed window to the front (with fitted blinds), radiator, coving.

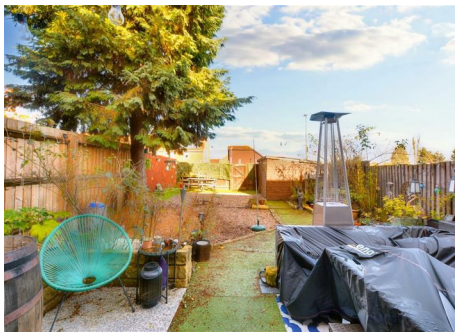
BATHROOM
7'6" x 5'6" (2.31 x 1.69)
Three piece suite comprising bath with central mixer tap, handheld shower attachment, glass shower screen, additional mains ran pressurised shower over, wash hand basin, push flush WC. Fully tiled walls and floor, wall mounted bathroom cabinet, double glazed window to the rear, ladder towel radiator.

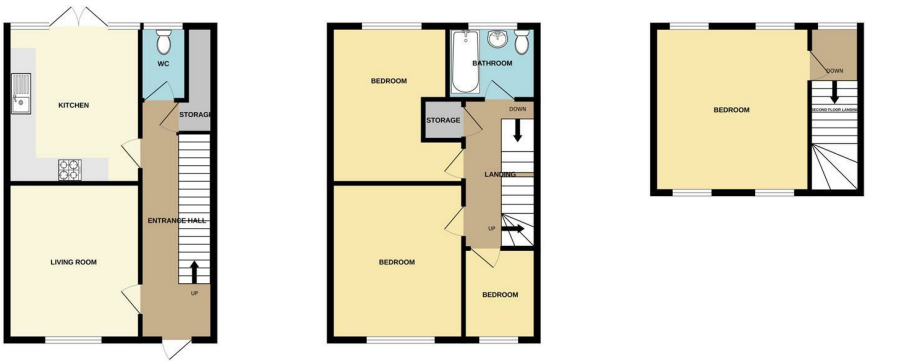
TOP FLOOR LANDING
Velux roof window to the rear, eaves access, decorative wood spindle balustrade. Door to principal bedroom.

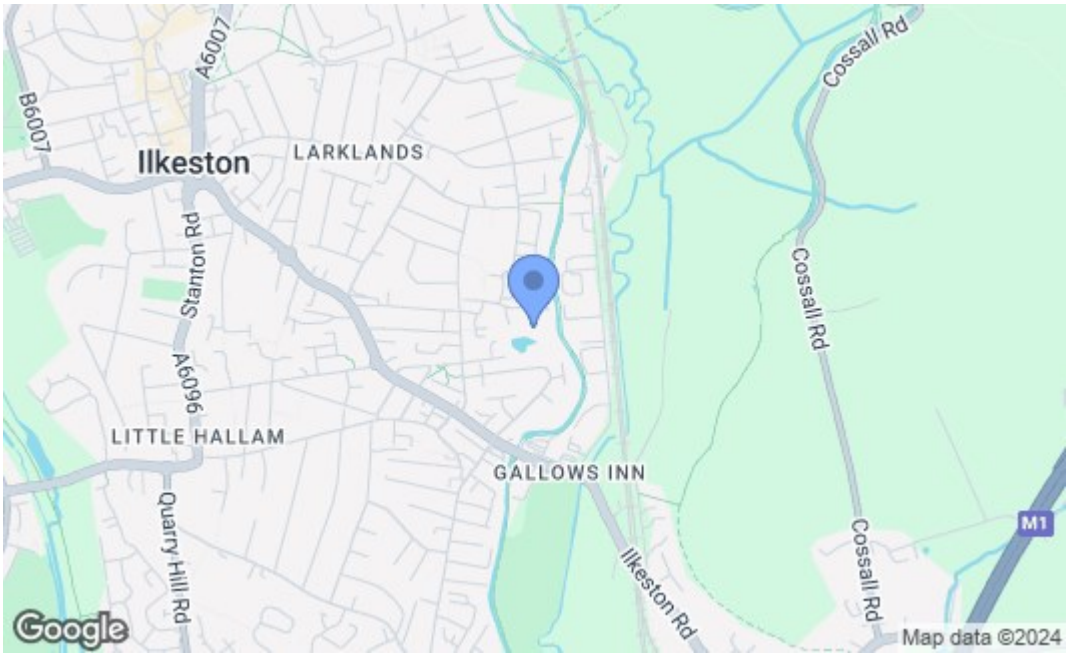
BEDROOM ONE
14'0" x 13'1" (4.28 x 4.00)
The conversion was completed in December 2023 with all regulatory paperwork in place. Two Velux roof windows to the front (with pulldown inset blinds), two additional Velux roof windows to the rear (with pulldown inset blinds), fitted sliding door wardrobes to one side, radiator, eaves storage cupboard, spotlights.

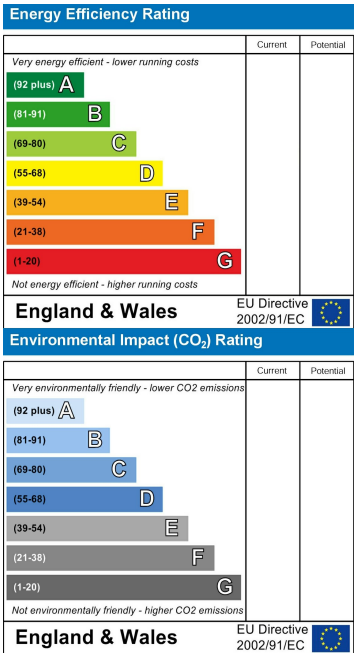
OUTSIDE
To the front of the property there is a picket style fence and pathway providing access to the front entrance door with the front garden being predominantly coloured stone gravel for low and easy maintenance.

TO THE REAR
The rear garden is enclosed by timber fencing to the boundary lines, designed for relatively straightforward maintenance being gravelled with artificial lawn pathways and seating areas housing a variety of mature bushes and shrubbery. Within the garden there is an external water tap and lighting point, external boiler house housing the gas fired combination boiler (for central heating and hot water purposes). Situated to the foot of the plot there is a good size timber storage shed which has previously been used as a bar. To the foot of the plot there is a pedestrian gate leading out to the rear and further double gates which could provide access to a rear driveway subject to the lowering of the kerb to the rear.









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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