Robert Ellis

look no further. . .

Malthouse Road
Ilkeston, Derbyshire DE7 4PX

A MODERN THREE BEDROOM TWO BATHROOM THREE TOILET DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£225,000 Freehold

OFFERED FOR SALE FOR THE FIRST TIME SINCE CONSTRUCTION, ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND LOOKED AFTER THREE BEDROOM, TWO BATHROOM, THREE TOILET, DETACHED FAMILY HOUSE SITUATED WITHIN THIS POPULAR AND NOW ESTABLISHED RESIDENTIAL LOCATION WITH THE BENEFIT OF BEING BROUGHT TO THE MARKET WITH NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises an entrance hall, ground floor WC, living room, dining room and kitchen. The first floor landing then provides access to three bedrooms, en-suite to bedroom one, and family bathroom.

The property also benefits from gas fired central heating, double glazing, off-street parking, single garage and enclosed garden space to the rear.

The property is located in this popular and now established residential location within easy reach of excellent nearby amenities, shopping facilities and schooling for all ages. There is also easy access to nearby open countryside and a good amount of nearby transport links, including the Ilkeston train station.

With so much more potential to extend (subject to relevant permissions and approvals), we believe that the property would make an ideal first time buy or family home and highly recommend an internal viewing.

ENTRANCE HALL
7'1" x 4'5" (2.18 x 1.35)
Feature composite double glazed front entrance door, staircase rising to the first floor, telephone point, radiator, inset ceiling spotlight and doors to living room and WC.

WC
6'1" x 2'6" (1.87 x 0.78)
Two piece suite comprising low flush WC and wash hand basin with tile splashbacks. Double glazed windows to the front (with fitted roller blind), radiator, inset ceiling spotlight and wall mounted electrical consumer box.

LOUNGE
17'10" x 12'5" (5.45 x 3.80)
Double glazed box bay window to the front (with fitted blinds), radiator x 2, media points, Adam-style fire surround incorporating marble insert and hearth housing coal effect fire, and archway through to the dining room.

DINING ROOM
11'2" x 8'0" (3.42 x 2.45)
Double glazed French doors opening out to the rear garden with fitted vertical blinds, radiator and door to kitchen.

KITCHEN
12'0" x 7'8" (3.67 x 2.34)
Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter-level single sink and draining board with central mixer tap and tile splashbacks. Fitted counter-level four ring Indesit hob with matching oven beneath and extractor fan over. Plumbing for washing machine and space for under-counter fridge and/or freezer. Double glazed window to the rear (with fitted roller blind), wall mounted Worcester Bosch gas fired combination boiler (still under warranty) (for central heating and hot water), panel and double glazed door to outside and useful understairs storage pantry cupboard housing the alarm, with lighting and coat pegs.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted roller blind), doors to all bedrooms and bathroom, inset ceiling lights, useful storage cupboard with shelving, and loft access point to a partially boarded, lit and insulated loft space.

BEDROOM ONE
12'6" x 8'11" (3.82 x 2.74)
Double glazed window to the rear (with fitted blinds) and radiator. Wall light points and door to en-suite.

EN-SUITE
6'9" max x 4'2" (2.06 max x 1.29)
Three piece suite comprising tile and enclosed shower cubicle with mains shower, wash hand basin with mixer tap and storage cabinets beneath, low flush WC. Double glazed window to the side (with fitted Roman blind) and tiled windowsill, radiator, tile floor, shaver point and extractor fan.

BEDROOM TWO
11'4" x 9'0" (3.46 x 2.75)
Double glazed window to the front (with fitted blinds) and radiator.

BEDROOM THREE
8'6" x 6'9" (2.61 x 2.07)
Double glazed window to the rear (with fitted blinds) and radiator. This room contains equipment for a four camera CCTV monitoring system which is available by separate negotiation.

BATHROOM
7'8" x 6'2" (2.35 x 1.88)
Three piece suite comprising bath with central mixer tap, Aquatronic electric shower over and glass shower screen, low flush WC and wash hand basin with mixer tap and storage cabinets/shelving beneath. Double glazed window to the front (with fitted roller blind), shaver point, extractor fan, tile floor, radiator and wall mounted mirror fronted bathroom cabinet.

OUTSIDE
To the front of the property there is a lawned front garden and side tarmac driveway leading down the right hand side of the property providing off-street parking and in turn to the garage and gated pedestrian access to the rear garden.

REAR GARDEN
Enclosed by timber fencing with concrete posts and gravel boards to the boundary line, predominantly lawned with an "L" shaped lawn section, surrounded by decorative gravel stone borders, paved patio area (ideal for entertaining), and pathway leading to the rear part of the garage where a timber storage shed can be found. Gated pedestrian access leading back to the driveway, and an external lighting point and water tap.

GARAGE
Up and over door to the front, 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 turn left onto Pasture Road and proceed in the direction of Trowell. At the mini roundabout veer left and continue towards Trowell village. At the junction alongside St Helens church veer left on to Ilkeston Road. Follow the bend in the road round to the left onto Nottingham Road and turn left after the Gallows onto Thurman Street. Continue onto Corporation Road and proceed along. Turn right at the junction and take a left turn on to Hedges Drive. At the junction turn right onto Malthouse Road and the property can then be found on the left hand side.

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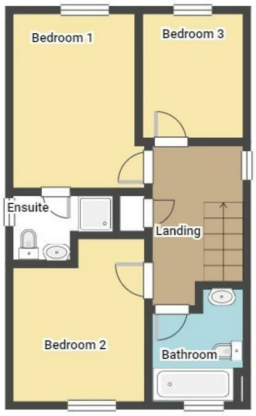

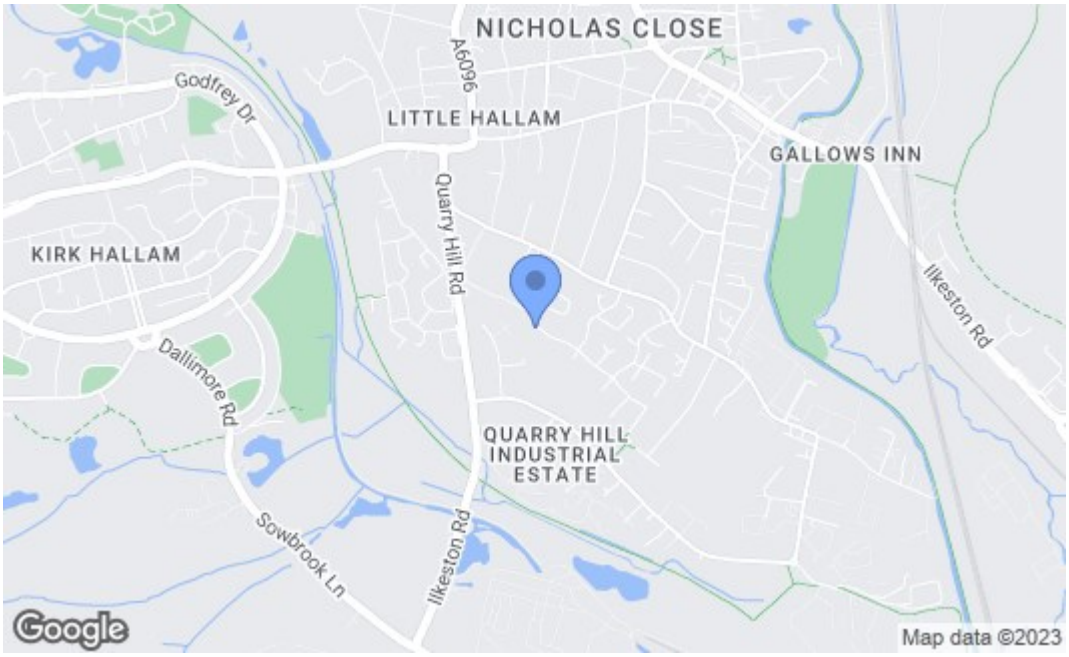

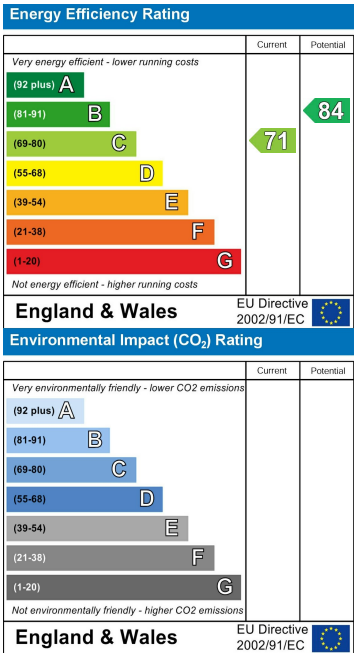

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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