Robert Ellis

look no further. . .

Doris Road

Ilkeston, Derbyshire DE7 5DP

A THREE BEDROOM SEMI DETACHED HOUSE.

Offers Over £180,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL NO-THROUGH ROAD LOCATION.

With accommodation over two floors, the ground floor comprises a front living room, inner lobby, central dining room and galley kitchen. The first floor landing then provides access to three bedrooms and a central three piece bathroom suite.

The property also benefits from a boiler house (housing the gas fired combination boiler for central heating and hot water purposes). There is also double glazing throughout and a generous landscaped and enclosed garden to the rear.

The property is located in this popular and established residential no-through road location with easy access to Ilkeston town centre which offers a wide variety of national and independent retailers and shopping facilities. There is also easy access to nearby countryside and walking routes. For those needing to commute, there are great transport links nearby to and from the local area, as well as Ilkeston train station.

The property is in a ready to move into condition and we believe would ideally suit those looking for a first time buy or young family home. We highly encourage an internal viewing.

LIVING ROOM
11'8" x 11'5" (3.58 x 3.49)
uPVC panel and Georgian-style double glazed front entrance door with double glazed panel sitting above the door, double glazed window to the front (with fitted blinds), radiator, media points, wall light points, meter cupboard offering additional storage space. Panel door to the inner lobby.

INNER LOBBY
3'6" x 2'7" (1.09 x 0.80)
Vertical panel door providing access to the useful understairs storage cupboard, parquet-effect flooring. Opening through to the dining room.

DINING ROOM
12'2" x 11'9" (3.73 x 3.59)
Double glazed window to the rear (with fitted roller blind), radiator, parquet-style flooring. Opening and turning staircase rising to the first floor. Further opening to the galley kitchen.

GALLEY KITCHEN
15'7" x 6'0" (4.75 x 1.84)
The kitchen comprises a matching range of handleless fitted soft-closing base and wall storage cupboards and drawers with marble-effect roll top work surfaces and matching breakfast bar space. Fitted one and a half bowl sink unit with draining board and mixer tap, matching marble-style splashboards, fitted four ring hob with extractor over and oven beneath. Plumbing for washing machine, space for full height fridge/freezer (or American-style fridge/freezer if required), integrated dishwasher, double glazed window to the side (with fitted blinds), tiled floor, uPVC panel and double glazed exit door to outside, LED spotlights.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Radiator with display cabinet.

BEDROOM ONE
11'10" x 11'6" (3.62 x 3.51)
Double glazed window to the front (with fitted Roman blind), radiator.

BEDROOM TWO
15'5" x 6'3" (4.71 x 1.93)
Two double glazed windows to the side, radiator, laminate flooring.

BEDROOM THREE
8'10" x 6'6" (2.70 x 2.00)
Double glazed window to the rear, radiator, laminate flooring.

BATHROOM
8'7" x 5'2" (2.62m x 1.57m)
Modern white three piece suite comprising bath with glass shower screen, waterfall-style mixer tap, dual attachment mains shower over with tiled splashbacks. Push flush WC, wash hand basin with central waterfall-style mixer tap with contrasting tiled splashbacks. Double glazed window to the side, chrome ladder towel radiator, extractor fan, useful overstairs storage space which also provides access to the loft which is partially boarded and insulated.

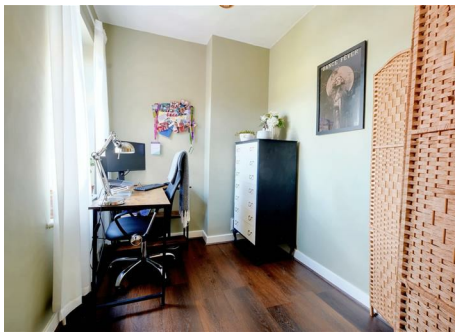
OUTSIDE
To the front of the property there is a front walled-in garden with pathway to front entrance door and decorative plum slate chippings. Pedestrian access then leads down the right hand side of the property through a rear entrance gate into the garden.

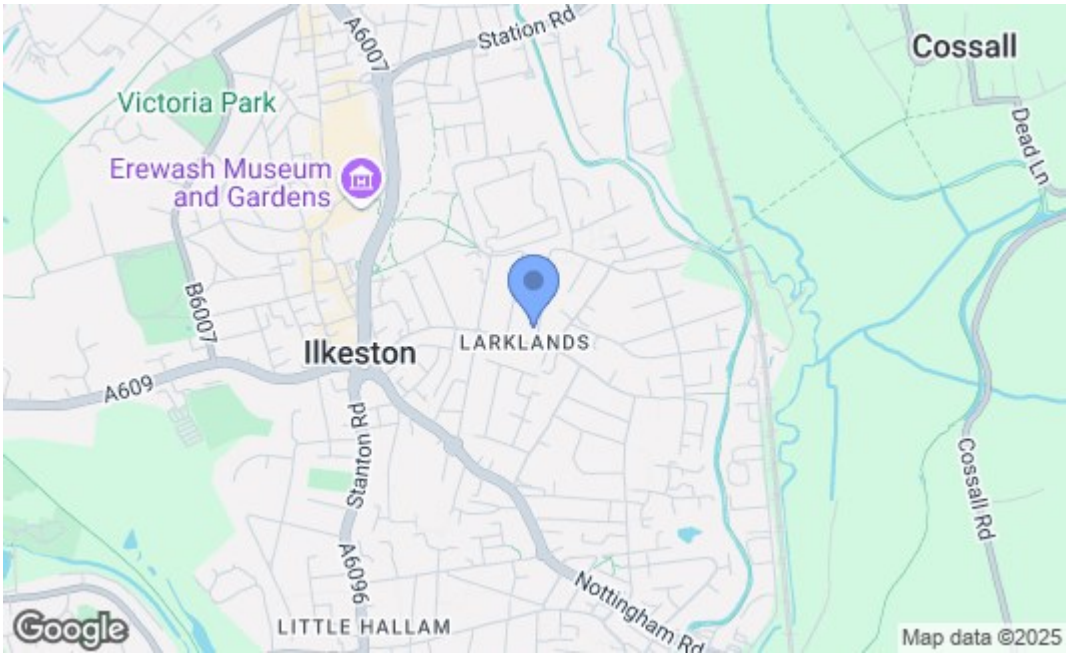
TO THE REAR
The rear garden is split into various sections with an initial courtyard-style paved seating area, benefitting from an external water tap, lighting point and gated pedestrian access leading to the front. From the courtyard area there are two doors providing access to the external WC and boiler house. The external WC is disconnected and area is currently used for storage. The boiler house houses the gas fired combination boiler (for central heating and hot water purposes). Beyond this, the garden opens out to the main part of the garden which has a shaped garden lawn with chipped bark rockery area, useful bin storage space, flower borders running along the right hand side of the boundary offering a variety of bushes, shrubs and plants. A paved pathway then provides access to the foot of the plot where there is a decorative plum slate chipped BBQ area and raised decking to the foot of the plot enclosed by timber fencing to the boundary lines offering a fantastic entertaining area.

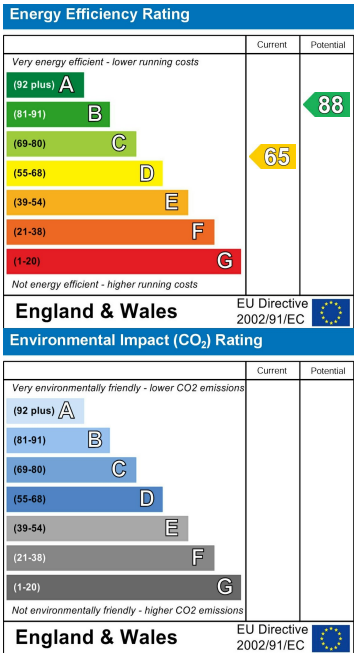
DIRECTIONAL NOTE
Proceed from the centre of Ilkeston along Park Drive and take an eventual left hand turn onto Doris Road. The property can then be found on the left hand side, identified by our For Sale board.

COUNCIL TAX
Erewash Borough Council Band A.

Material Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating (combination boiler)
Septic Tank – No
Broadband – Sky
Broadband Speed - Good
Phone Signal – Good
Sewage – Mains supply
Flood Risk – Rivers & the Sea : Very low - Surface Water : Very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – Not known







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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