



Derbyshire Drive  
Ilkeston, Derbyshire DE7 4LG

**£245,000 Freehold**

A SPACIOUS & RECENTLY RENOVATED  
THREE/FOUR BEDROOM SEMI DETACHED  
HOUSE OFFERED FOR SALE WITH NO  
UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS EXTENDED AND RECENTLY RENOVATED THREE/FOUR BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL NO-THROUGH ROAD LOCATION.

With accommodation over two floors, the ground comprises entrance hall with useful understairs storage space, ground floor bedroom/second sitting room, bay fronted living room, spacious open plan dining kitchen and lean-to. The first floor landing then provides access to three bedrooms and a newly fitted shower room.

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

The property is situated in this popular and established residential location within easy reach of the nearby town centre shops, services and amenities. There is also easy access to good schooling, open countryside and nearby transport links, including Ilkeston train station which is just a short distance away.

We believe the property will make an ideal first time buy or young family home with its adaptable accommodation over two floors. We highly recommend an internal viewing.



## ENTRANCE HALL

11'5" x 5'11" (3.50 x 1.81)

uPVC panel and double glazed front entrance door, laminate style flooring, radiator, turning staircase rising to the first floor with useful downstairs storage space. Doors to ground floor bedroom/play room and kitchen.

## GROUND FLOOR BEDROOM/PLAY ROOM

11'5" x 6'11" (3.48 x 2.13)

Double glazed window to the front, radiator, TV point, provision for wall lights, laminate effect flooring.

## LIVING ROOM

13'9" x 9'10" (4.21 x 3.02)

Double glazed bay window to the front, radiator, coving, media points, brick and tile fireplace incorporating display shelving. Opening through to the full width dining kitchen.

## KITCHEN

24'0" x 10'11" (7.32 x 3.33)

The kitchen area comprises a newly fitted range of matching base and wall storage cupboards and drawers with granite style roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted four ring gas hob with curved extractor canopy over and oven beneath, integrated slimline dishwasher, plumbing for washing machine and space for full height fridge/freezer, double glazed window to the rear, decorative tiled splashbacks, laminate style flooring. Opening through the dining area where there is ample space for dining table and chairs, radiator, coving, double glazed window to the rear, panel and glazed door leading through to the lean-to.

## LEAN-TO

5'7" x 5'0" (1.71 x 1.53)

Brick and double glazed construction with sloping panelled ceiling with uPVC panel and double glazed exit door to outside, double glazed windows to both the side and rear.

## FIRST FLOOR LANDING

Double glazed window to the side, decorative wood spindle balustrade, loft access point. Doors to all bedrooms and bathroom.

## BEDROOM ONE

13'11" x 9'10" (4.25 x 3.02)

Double glazed window to the front, radiator.

## BEDROOM TWO

9'11" x 9'1" (3.03 x 2.79)

Double glazed window to the rear, radiator.

## BOILER CUPBOARD

Housing the gas fired combination boiler (for central heating and hot water).

## BEDROOM THREE

6'8" x 5'10" (2.05 x 1.80)

Double glazed window to the front, radiator.

## SHOWER ROOM

6'1" x 5'10" (1.86 x 1.80)

Newly fitted three piece suite comprising corner shower cubicle with glass screen and sliding doors, with dual attachment mains shower, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Double glazed window to the rear, extractor fan, laminate style flooring, chrome ladder towel radiator.

## OUTSIDE

To the front of the property, there is a lowered kerb entry point to a block paved driveway providing off-street parking with an adjacent gravel parking space, matching block paved pathway providing access to the front entrance door with wrought iron pedestrian gate and brick wall to the boundary line, decorative gravel stone chippings housing a variety of bushes and shrubbery, gated pedestrian access which then leads down the side of the property into the rear garden.

## TO THE REAR

The rear garden is enclosed by timber fencing to the boundary lines and is designed for straightforward maintenance being paved and housing the base for a timber storage shed. The garden then opens out to a lawn, further paved seating area with gated pedestrian access leading back to the front. There is an external water tap, lighting point and double power point.

## AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.

## 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 continue in the direction of Ilkeston, before eventually veering left at the "T" junction in Trowell Village adjacent to St Helen's Church onto Ilkeston Road. Follow the road to the left onto Nottingham Road and proceed up the hill to the main Ilkeston roundabout. Take a left turn at the roundabout onto Stanton Road and take an eventual right hand turn onto Hobson Drive. From Hobson Drive, take a left turn onto Derbyshire Drive and the property can be found on the right hand side identified by our For Sale board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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	

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.