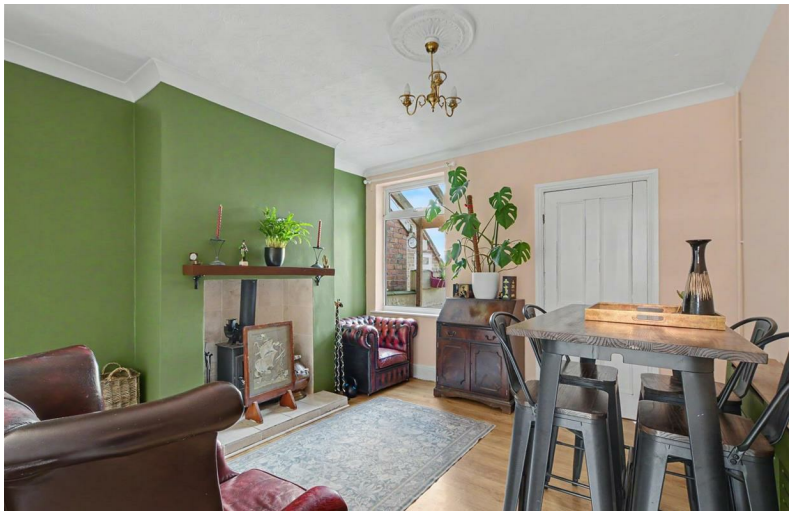
Robert Ellis

look no further. . .



Larklands Avenue
Ilkeston, Derbyshire DE7 5DS

A TWO BEDROOM END TERRACED HOUSE.

Offers Over £160,000 Freehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED BRIGHT AND AIRY TWO BEDROOM END TERRACED HOUSE SITUATED IN THIS EVER-POPULAR LARKLANDS AREA OF ILKESTON.

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

The property also benefits from gas fired central heating from a combination boiler, double glazing and a generous rear garden.

The property is located in this ever-popular Larklands areas of Ilkeston which provides easy access to excellent nearby schooling, as well as good transport links including Ilkeston train station which is situated just a short distance away.

There is also easy access to ample outdoor space and nearby walking routes, as well as the shops, services and amenities in Ilkeston town centre, as well as Morrisons.

We believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.

LIVING ROOM
12'5" x 12'0" (3.81 x 3.66)
Composite front entrance door with double glazed panel above the door, double glazed window to the front, meter cupboard box, central chimney breast with decorative Adam-style fire surround, coving, dado rail, fixed shelving, radiator, laminate flooring, media points, decorative ceiling rose. Door to inner lobby.

INNER LOBBY
3'4" x 2'10" (1.03 x 0.87)
Door to living room, opening through to the dining room, laminate flooring, useful storage cupboard with lighting and shelving.

DINING ROOM
12'0" x 11'11" (3.66 x 3.65)
Double glazed window to the rear, laminate flooring, radiator with display cabinet, coving, central chimney breast incorporating an open fire with tiled insert and hearth housing a multi-fuel burning stove. Doors to the kitchen. Door with turning staircase rising to the first floor.

KITCHEN
9'11" x 6'8" (3.03 x 2.04)
Equipped with a matching range of fitted base storage cupboards and drawers with laminate style roll top work surfaces incorporating a five ring gas hob with fitted double oven beneath, integrated dishwasher, one and a half bowl sink unit with draining board and central swan-neck mixer tap, tiled splashbacks, double glazed window to the side, radiator, laminate style vinyl flooring, uPVC panel and double glazed exit door to outside, opening through to the utility area.

UTILITY
6'5" x 5'8" (1.96 x 1.73)
Equipped with a range of fitted base storage cupboard and laminate style roll top work surfaces (matching the kitchen), space for full height fridge/freezer, plumbing for washing machine, radiator, double glazed window to the rear, spotlights, wall mounted gas fired combination boiler (for central heating and hot water purposes).

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom. Radiator, loft access point with loft ladder to a partially boarded, lit and insulated loft space.

BEDROOM ONE
12'2" x 11'11" (3.71 x 3.65)
Double glazed window to the front, radiator, useful storage closet.

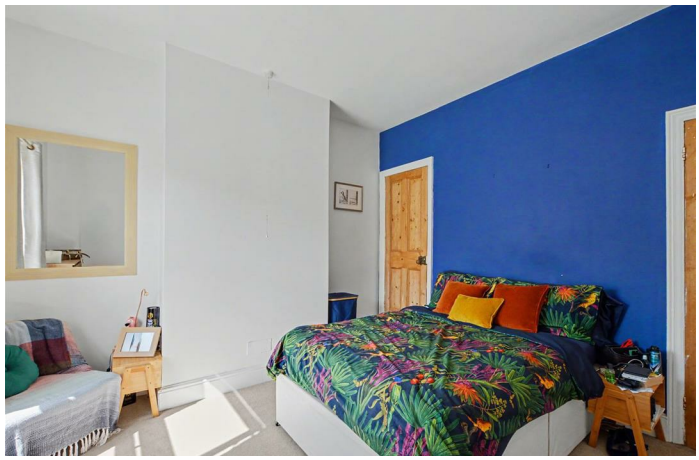
BEDROOM TWO
12'0" x 8'7" (3.67 x 2.62)
Double glazed window to the rear (with fitted Roman blind) overlooking the rear garden, radiator, central chimney breast incorporating a decorative original fireplace.

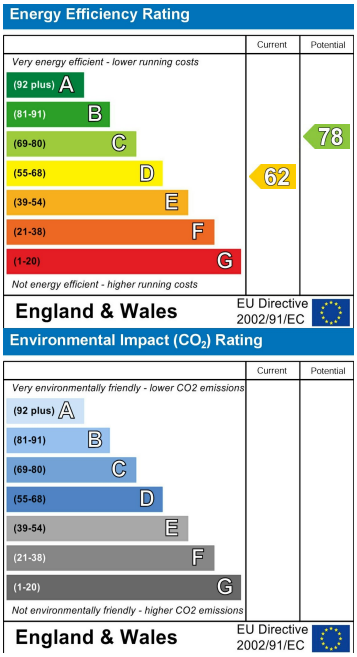
BATHROOM
10'1" x 6'8" (3.08 x 2.05)
A spacious room comprising four piece suite with panel bath, central waterfall style mixer tap, wash hand basin with mixer tap and storage cabinet beneath, push flush WC, separate tiled and enclosed shower cubicle with dual attachment mains shower, glass screen and sliding shower door. Tiling to the walls and floor, extractor fan, radiator, double glazed window to the side, coving.

OUTSIDE
To the front of the property, there is a garden with brick wall to the boundary line and wrought iron pedestrian gate providing access to the front entrance door. Pedestrian access to the right hand side of the property which leads to the rear garden.

TO THE REAR
The rear garden is split into two sections with an initial courtyard style garden area, predominantly paved, a further pedestrian gate leads onto the main part of the rear garden which is enclosed by timber fencing and designed for straightforward maintenance with high quality artificial turf, raised flowerbeds with timber sleepers leading to a garden store. Within the rear garden, there is an external water tap and lighting point.

DIRECTIONS
From the centre of Ilkeston, leave the main roundabout onto Park Drive, before taking an eventual left hand turn onto Park Avenue. Take a right hand turn onto Larklands Avenue and the property can be found on the left hand side, identified by our For Sale board.





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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