Robert Ellis

look no further. . .

Westfield Drive
Shipley View, Ilkeston DE7 9JR

A LATE 1990'S CONSTRUCTED THREE BEDROOM DETACHED FAMILY HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£280,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS WELL PRESENTED LATE 1990'S CONSTRUCTED THREE BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, bay fronted living room, spacious breakfast kitchen, separate utility room and conservatory. The first floor landing then provides access to three bedrooms (the principal bedroom has an en-suite shower room), and family bathroom.

The property also benefits from central heating from a gas fired boiler (approximately 3 years old), double glazing, off-street parking, EV charging point, integral garage and enclosed gardens to the rear.

The property is located in this popular residential location, known locally as "Shipley View" which offers easy access to the nearby shops, services and amenities, open countryside and outdoor access, as well as transport links to and from the surrounding area, 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 and we therefore highly recommend an internal viewing.

ENTRANCE HALL
16'0" x 6'6" (4.88 x 2.00)
Panel and double glazed front entrance door, staircase rising to the first floor with decorative wood spindle balustrade and useful understairs storage cupboard. Internal doors to the kitchen, living room and WC, radiator, wooden flooring.

WC
5'2" x 2'9" (1.60 x 0.85)
Two piece suite comprising of a low flush WC and wash hand basin with decorative tile splashbacks. Double glazed window to the front (with fitted blinds), extractor fan, matching to the hallway wooden flooring, alarm control panel.

LIVING ROOM
18'9" x 10'5" (5.74 x 3.19)
Double glazed bay window to the front (with three individually fitted blinds), two radiators, coving, wall light points, media point, feature Adam-style fire surround with decorative marble insert and hearth housing a coal effect fire.

DINING KITCHEN
19'5" x 9'9" (5.92 x 2.98)
The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers with granite style roll top work surfaces and matching overhanging breakfast bar with in-built wine chiller, inset single sink and draining board with central mixer tap and tiled splashbacks. Fitted five ring gas hob with curved extractor fan over, in-built Bosch oven beneath, space for American style fridge freezer, plumbing for dishwasher. Double glazed window to the rear (with fitted Roman blinds), opening through to the dining area with ample space for dining table and chairs, radiator, matching flooring throughout, coving, partial spotlighting, internal door leading back through to the living room and sliding double glazed patio doors to the conservatory.

UTILITY ROOM
10'3" x 6'0" (3.14 x 1.83)
Equipped with a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces, incorporating single sink and draining board with central mixer tap and matching granite style splashboards, space and plumbing for under-counter kitchen appliance, boiler cupboard housing the Logic gas fired central heating boiler, uPVC panel and double glazed exit door to outside, radiator, wooden flooring, internal door to garage. Loft access point and door to the kitchen.

CONSERVATORY
11'1" x 9'6" (3.40 x 2.92)
Brick and double glazed construction with pitched roof with double glazed French doors opening out to the rear garden with double glazed windows surrounding the room, decorative exposed brickwork, laminate flooring, media points, central electric ceiling fan, vertical radiator, decorative brick archway above the patio door.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Airing cupboard housing water cylinder with shelving above. Radiator, decorative wood spindle balustrade, double glazed window to the side. Loft access point to a partially boarded and insulated loft space.

BEDROOM ONE
11'8" x 9'11" (3.57 x 3.04)
Double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator, media points, range of fitted bedroom furniture including wardrobes, drawers and display shelving. Dado rail, door to en-suite.

EN-SUITE
8'0" x 3'10" (2.46 x 1.18)
Modern white three piece suite comprising walk-in tiled shower cubicle with dual attachment mains shower and glass shower screen/sliding door, wash hand basin with mixer tap with storage cabinet beneath, hidden cistern push flush WC. Majority tiled walls, matching tiled floor, double glazed window to the side, spotlights and extractor fan.

BEDROOM TWO
10'8" x 10'0" (3.27 x 3.06)
Double glazed window to the front (with fitted blinds), radiator, media points.

BEDROOM THREE
8'1" x 6'11" (2.47 x 2.11)
Double glazed window to the front (with fitted blinds), radiator, useful overstairs fitted double storage cupboard.

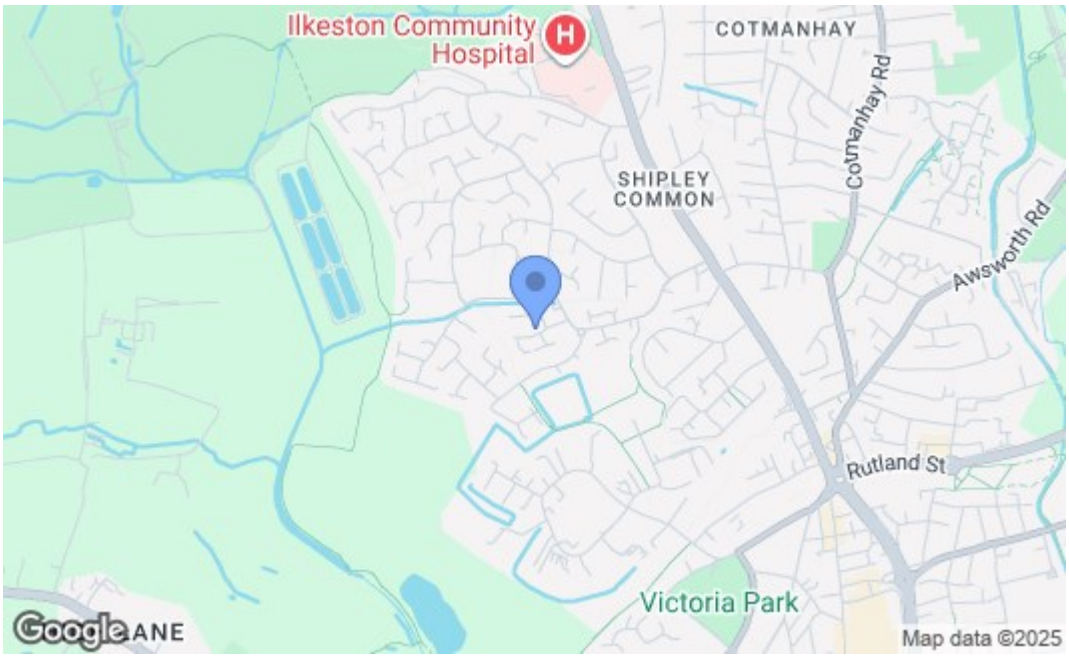
BATHROOM
7'4" x 6'10" (2.26 x 2.09)
Modern white three piece suite comprising panel spa bath with glass shower screen, mixer tap and mains shower over, wash hand basin with mixer tap, push flush WC. Majority tiled walls, matching tiled floor, double glazed window to the rear (with fitted Roman blind), chrome ladder towel radiator, spotlights, extractor fan.

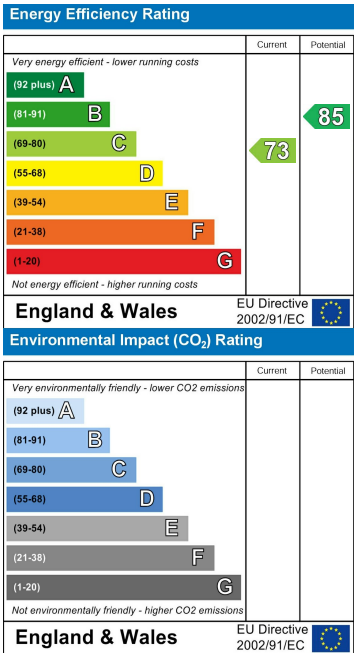
OUTSIDE
To the front there is a lowered kerb entry point to a tarmac driveway with decorative block paved edging providing off-street parking comfortably for three cars side-by-side, pedestrian access to the rear, access to the garage and front entrance door. EV charging point.

TO THE REAR
The rear garden is enclosed by timber fencing to the boundary lines and the garden offers a good size paved patio area (ideal for entertaining) with separate space for a hot tub with external power points. Lawned garden with decorative stone borders housing a variety of bushes and shrubbery. Pedestrian access then leads back to the front with an external lighting point and water tap.

GARAGE
18'0" x 8'4" (5.51 x 2.56)
Roller door to the front, power, lighting and personal access rear door into the utility room.

DIRECTIONAL NOTE
Leaving Ilkeston, proceed to the Tesco/Aldi roundabout and continue in the direction of Shipley. Take a left hand turn at the traffic junction onto Kedleston Drive and continue to the mini roundabout and take the second exit towards the shopping precinct. Take a left hand turn just prior to the Co-op onto Westfield Drive and the property can be found a little further along on the right hand side.





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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044