Robert Ellis

look no further. . .

Mill Acre Close

Shipley View, Ilkeston DE7 9JQ

A FOUR BEDROOM TWO BATHROOM THREE TOILET DETACHED FAMILY HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED NO-THROUGH ROAD CUL DE SAC LOCATION.

Guide Price £325,000 to £350,000

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET FOR THE FIRST TIME IN APPROXIMATELY 20 YEARS THIS FOUR BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE POSITIONED QUIETLY IN THIS POPULAR AND ESTABLISHED RESIDENTIAL NO-THROUGH ROAD CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, bay fronted living room, dining room, conservatory, kitchen and utility room. The first floor landing provides access to four bedrooms, principal bedroom with en-suite shower room, 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 within this quiet no-through road cul de sac in Shipley View which provides easy access to the Nutbrook Trail, nearby schooling, local shopping amenities and transport links including the Ilkeston Train Station.

We believe that the property will make an ideal family home and we would highly recommend an internal viewing.

ENTRANCE HALL
13'1" x 6'8" (4.01 x 2.04)
Panel and double glazed front entrance door, turning staircase to the first floor with decorative open spindle balustrade, useful understairs storage cupboard, radiator with display cabinet. Doors to living room, dining room and kitchen. Further door to ground floor WC.

GROUND FLOOR WC
6'10" x 2'9" (2.09 x 0.84)
Modern white two piece suite comprising push flush WC, wash hand basin with mixer tap, decorative tiled splashbacks and storage cabinet beneath. Double glazed window to the front with fitted blinds, tiled windowsill, chrome heated ladder towel radiator.

LOUNGE
16'6" x 13'10" (5.05 x 4.24)
Double glazed bay window to the front with fitted blinds, additional double glazed window to the side with fitted blind and additional exterior Roman blind, two Victorian-style radiators, media points, coving, wall light points, decorative Adam-style fire surround with marble insert and hearth with fitted gas fire.

DINING ROOM
10'3" x 8'10" (3.13 x 2.71)
Radiator with display cabinet and shelving above, coving, sliding double glazed patio doors opening out to the conservatory.

CONSERVATORY
17'0" x 8'5" (5.20 x 2.59)
Brick and double glazed construction with laminate flooring, electric radiator, wall light points, double glazed French doors opening out to the rear garden. The conservatory has the benefit of top window blinds and blinds to the French doors.

KITCHEN
11'8" x 9'8" (3.58 x 2.95)
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 swan neck mixer tap. Tiled splashbacks, space for cooker with extractor canopy over, plumbing for washing machine and separate dishwasher, double glazed window to the rear with fitted roller blind, radiator, tiled flooring. Opening through to the utility area.

UTILITY ROOM
5'7" x 5'1" (1.72 x 1.56)
Panel and double glazed exit door to outside, space for American-style fridge/freezer, further cold water plumbing space.

FIRST FLOOR LANDING
Decorative open spindle balustrade, turning staircase lowering to the ground floor. Doors to all bedrooms and bathroom. Airing cupboard housing hot water cylinder with shelving above. Loft access point to a partially boarded, lit and insulated loft space.

BEDROOM ONE
14'7" x 12'6" (4.46 x 3.83)
Double glazed windows to the front and side, the side with inset fitted blinds, radiator, laminate flooring, a range of fitted wardrobes and matching drawers with overhead lighting, laminate flooring. Door to en-suite.

EN-SUITE
6'8" x 5'6" (2.04 x 1.68)
Three piece suite comprising tiled and enclosed shower cubicle with dual attachment mains shower, push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Fully tiled walls and floor, panelled ceiling with inset spotlights and extractor fan, double glazed window to the side with inset fitted blinds and chrome heated ladder towel radiator.

BEDROOM TWO
12'1" x 9'8" (3.69 x 2.97)
Double glazed window to the rear overlooking the rear garden, radiator, laminate flooring, ceiling fan.

BEDROOM THREE
10'11" x 10'4" (3.35 x 3.16)
Double glazed window to the rear overlooking the rear garden, radiator, laminate flooring, eaves storage cupboard.

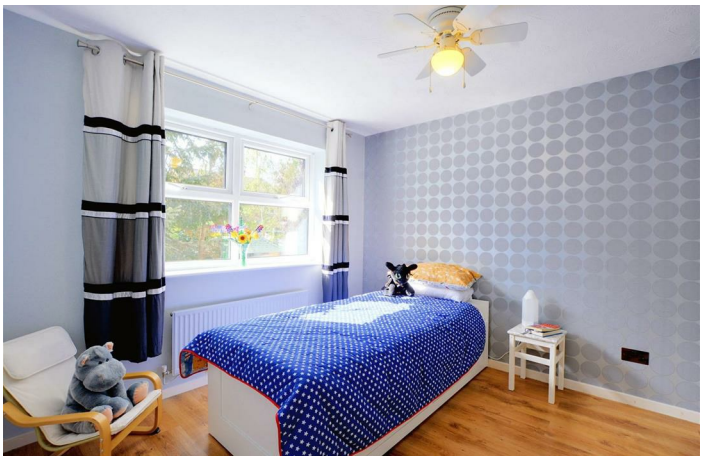
BEDROOM FOUR
11'3" x 7'1" (3.45 x 2.17)
Double glazed window to the front with fitted roller blind, radiator, laminate flooring, eaves storage cupboard.

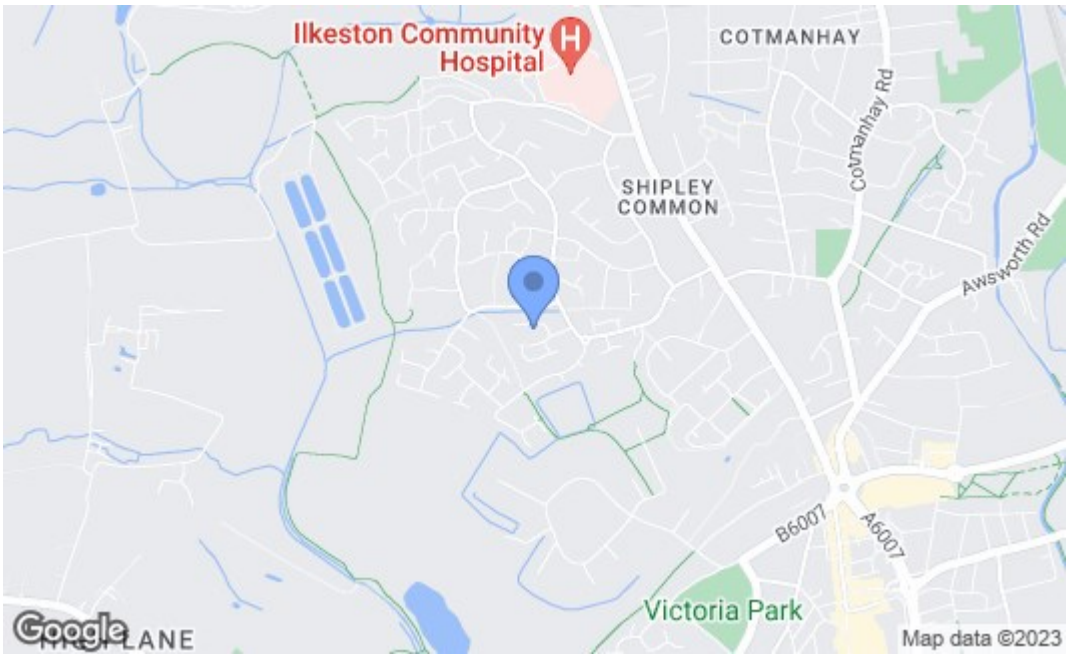
BATHROOM
6'11" x 6'9" (2.11 x 2.06)
White three piece suite comprising panel bath with glass shower screen and Mira electric shower over, wash hand basin with mixer tap, push flush WC. Partial wall tiling, double glazed window to the rear, extractor fan, chrome heated ladder towel radiator.

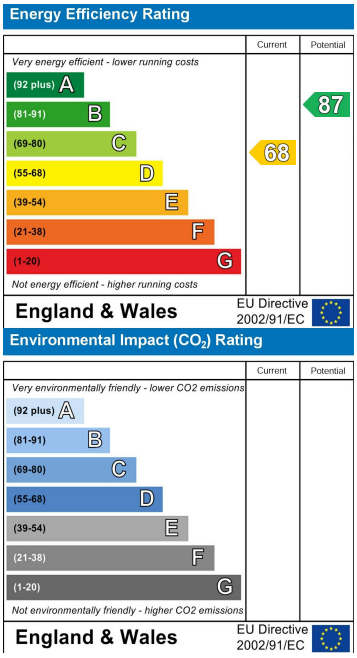
OUTSIDE
To the front of the property there is a tarmac driveway providing side-by-side off-street parking which, in turn, leads to the garage via the up and over door. The front garden has lawn, planted bushes and shrubbery, and a gravel pathway providing access to the front entrance door.

TO THE REAR
The rear garden is enclosed by timber fencing to the boundary line predominantly with concrete posts and gravel boards, and benefits from a good size paved patio seating/entertaining are, in turn, leading onto a shaped artificial lawn with sleeper boundaries, decorative bark and gravel stone, steps then lead up to the top part of the garden where there is a timber storage shed sat within the decking area and planted rockery housing a variety of mature bushes and shrubbery. The garden also has the benefit of external security light, water tap and power.

DIRECTIONAL NOTE
Proceed away from Ilkeston up the hill in the direction of Shipley and Heanor. Just after the traffic junction, turn left onto Kedleston Drive and continue to the mini roundabout, taking the left hand turn just prior to the CO-OP. Take a right hand turn onto Mill Acre Close and the property can be found on the left hand side. Ref: 8194NH







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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