Robert Ellis

look no further...

Heanor Road

Ilkeston, Derbyshire DE7 8TA

A DECEPTIVE, TARDIS LIKE, TWO DOUBLE BEDROOM, TRIPLE BOW FRONTED DETACHED BUNGALOW, SITTING ON A GENEROUS OVERALL PLOT

£265,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET A DECEPTIVE, TARDIS LIKE, TRIPLE BOW FRONTED DETACHED BUNGALOW, SITTING ON A FANTASTIC OVERALL PLOT.

With single level accommodation comprising inner hallway providing access to the conservatory, two bedrooms, kitchen/diner, living room, inner lobby and four piece bathroom.

Other benefits to the property include gas fired central heating from a combination boiler, ample off-street parking and a superb, south facing rear garden plot.

Not overly visible from the front, the property needs to be appreciated both internally and externally to validate the size of accommodation and plot on offer.

The property itself sits favourably within close proximity of excellent shops and services within Ilkeston itself, as well as the surrounding transport links, shopping facilities and healthcare needs. There is also easy access to Shipley Country Park.

We highly recommend an internal viewing to fully appreciate the overall spec. and size of accommodation on offer.

LIVING ROOM
15'9" x 13'1" (4.82 x 4.01)
Two hardwood frame, double glazed, stained glass bow windows to the front, feature stained glass porthole window to the side, decorative coving and ceiling rose, radiator, feature fire surround with display inset, t.v. point and panel and glazed door through to the 'L' shaped dining kitchen.

KITCHEN/DINER
24'7" x 11'0" (max) (7.5 x 3.37 (max))
The KITCHEN AREA comprises a range of matching fitted Shaker style base and wall storage cupboards with ample roll top work surfacing incorporating 1½ bowl sink unit with central mixer tap and drainer. Inbuilt eye level double oven, four ring gas hob with extractor canopy over, integrated dishwasher and washing machine (included in the sale.) Further space for full height fridge/freezer, hardwood frame double glazed window to the side with fitted blinds, telephone point, pantry style double cupboard and opening through to the DINING AREA having the benefit of a radiator, hardwood framed double glazed stained glass bow window to the front, additional hardwood frame double glazed window to the side with fitted blind and panel and glazed door back to the living room.

INNER LOBBY
4'11" x 2'9" (1.52 x 0.86)
Useful space for coats and shoes, pantry style cupboard with shelving and door to:

BATHROOM
10'9" x 9'5" (3.28 x 2.88)
Four piece suite comprising separate bath, walk-in tiled shower cubicle with sliding glass door and Mira Sport electric shower, wash hand basin with mixer tap and storage cupboards beneath and low flush w.c. Hardwood frame window to the side with fitted roller blinds, fully tiled walls, wall mounted glass shelving, spotlights and radiator.

INNER HALLWAY
14'2" x 3'2" (4.33 x 0.97)
Doors providing access to both bedrooms, kitchen and conservatory, radiator, laminate flooring and loft access point with pull-down ladders to a boarded, lit and insulated loft space.

BEDROOM 1
14'2" x 10'11" (4.34 x 3.35)
Hardwood frame window to the rear, radiator and a range of fitted bedrooms furniture including wardrobes, drawers, bedside cabinets and overhead storage cupboards. Coving and wall light points.

BEDROOM 2
12'2" x 7'5" (3.71 x 2.27)
Hardwood frame double glazed window to the side with fitted Roman blind, additional hardwood frame single glazed window to the rear with matching Roman blind, radiator, laminate flooring, fitted double wardrobe and boiler cupboard housing the gas fired central heating combination boiler.

CONSERVATORY
18'11" x 8'7" (5.79 x 2.63)
Brick dwarf wall with sliding double glazed patio doors opening out to the rear garden, polycarbonate sloping roof, UPVC panel and double glazed side exit door, radiator with display cover, telephone point and fitted blinds.

OUTSIDE
To the front of the property is a tarmac driveway providing ample off-street parking space for several vehicles, decorative, handmade well planter, planted flower beds housing a variety of bushes and shrubbery and dual side access. Via the pedestrian access gate is a tarmac pathway down the side of the property, incorporating an external water tap and open access to the rear garden. The rear garden incorporates an extensive patio area, ideal for entertaining and making the most of the afternoon sun, which leads down onto a shaped lawn, flanked either side by a hedgerow, decorative plum slate chippings, mains lighting system, well planted and stocked flower beds housing a variety of mature and specimen bushes and shrubbery. Towards the foot of the plot there is a fantastic vegetable plot, ideal for 'growing your own' and a secondary patio area. At the end of the garden, hidden away from view, there is a good size timber garden shed/workshop with power and lighting. External lighting points and water supply.

DIRECTIONAL NOTE
From the main Ilkeston roundabout, continue along Chalons Way, crossing the first roundabout and proceed towards Shipley. At the next roundabout, take the second left and continue up the hill, heading away from Ilkeston in the direction of Shipley Country Park. Cross the traffic junction onto Heanor Road and the bungalow can then be found on the left hand side, identified by our For Sale Board.

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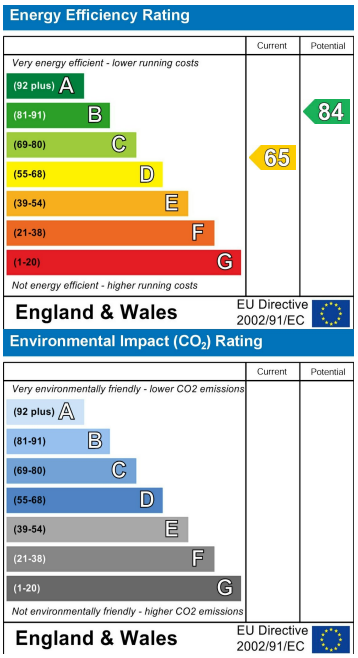

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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