

# Robert Ellis

*look no further...*



Park Road  
Ilkeston, Derbyshire DE7 5DN

A MODERN AND EXTREMELY WELL  
PRESENTED TWO BEDROOM SEMI  
DETACHED HOUSE.

**Offers Over £180,000 Freehold**

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ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED TWO BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

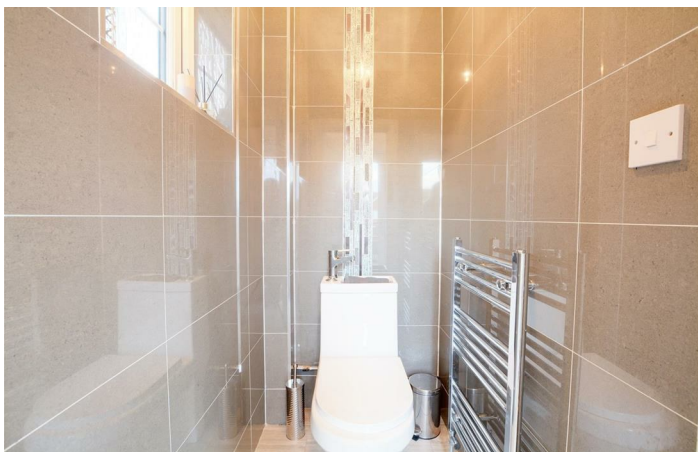
With accommodation over two floors, the ground floor comprises entrance hall, front living room, rear dining kitchen, rear hallway and ground floor WC. The first floor landing then provides access to two bedrooms and a modern luxury re-fitted bathroom suite.

The property also benefits from gas fired central heating from combination boiler, potential for off-street parking to the front (subject to relative permissions) and a generously sized rear garden split into an entertaining and lawn section with useful garden summerhouse.

The property is located within easy reach of the shops and services within Ilkeston centre. There is also easy access to both Kensington and Larklands Schools, as well as a nearby nursery, shopping facilities and transport links, including Ilkeston train station.

There is also easy access to ample outdoor countryside space, as well as commuter links to nearby towns offering further shops, services and facilities.

Due to the property being in extremely good order throughout, we believe that the property would make an ideal first time buy or young family home. We highly recommend an internal viewing.



### ENTRANCE HALL

5'6" x 3'8" (1.68 x 1.12)

Composite and uPVC double glazed front entrance door, double glazed window to the side, radiator, staircase rising to the first floor, coving, laminate style flooring. Door to lounge.

### LOUNGE

12'3" x 11'10" (3.75 x 3.63)

uPVC double glazed window to the front, laminate style flooring, media points, coving. Door to dining kitchen.

### DINING KITCHEN

12'11" x 11'8" (3.96 x 3.57)

uPVC double glazed window to the rear, equipped with a matching range of wall and base units with marble style worktops incorporating integrated fridge/freezer, washing machine, electric oven, four ring gas hob and extractor over, coving, under-cabinet lighting. Tiled splashbacks, inset one and a half bowl sink unit with drainer, useful understairs storage cupboard with uPVC double glazed window to the side and also houses the gas fired combination boiler (for central heating and hot water purposes) and power/lighting.

### REAR HALL

3'8" x 3'4" (1.12 x 1.04)

uPVC double glazed window to the side, uPVC double glazed door to outside, tile flooring. Door to WC.

### WC

4'7" 3'1" (1.40 0.95)

uPVC double glazed window to the side, chrome heated ladder towel radiator, dual combination WC with wash hand basin over and mixer tap comprising hot and cold taps. Contrasting wall and floor tiles.

### FIRST FLOOR LANDING

uPVC double glazed window to the side, loft access point. Doors to both bedrooms and bathroom.

### BEDROOM ONE

12'4" x 11'6" (3.77 x 3.51)

uPVC double glazed window to the front, radiator, coving, useful fitted overstairs with fixed shelving walk-in wardrobe with uPVC double glazed window to the front.

### BEDROOM TWO

12'11" x 8'3" (3.95 x 2.52)

uPVC double glazed window to the rear, radiator, coving.

### BATHROOM

8'3" x 6'9" (2.52 x 2.07)

uPVC double glazed window to the rear, chrome heated towel radiator, modern three piece suite comprising luxury roll top "slipper" bath with mixer tap, vanity wash hand basin with mixer tap, double storage cabinets beneath, push flush WC. Contrasting wall tiles, extractor fan.

### OUTSIDE

To the front of the property there is a block paved patio and pathway providing access to the front entrance door, side access to the rear and brick wall to the boundary line, and front entrance pedestrian gate.

### TO THE REAR

The rear garden is of a generous size enclosed mainly to lawn onto the rear part of the garden with pond and raised block paved patio area (ideal for entertaining) incorporating a brick outbuilding and access to the summerhouse. The garden has planted borders and hedgerow to the boundary line.

### SUMMERHOUSE

8'2" x 6'6" (2.50 x 2.00)

Timber frame with tiled floor making an ideal extra garden sitting area.

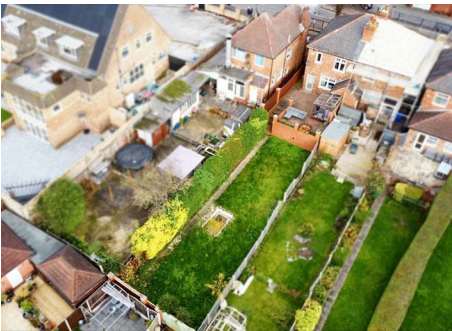
### DIRECTIONAL NOTE

From Ilkeston centre, proceed along from the roundabout onto Park Road. The property can eventually be found on the right hand side, identified by our For Sale board.

Ref: 8348NH







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	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		
England & Wales 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.