

Buckminster Road  
Kirk Hallam, Derbyshire DE7 4GT

A THREE BEDROOM SEMI DETACHED  
FAMILY HOUSE.

**£225,000 Freehold**



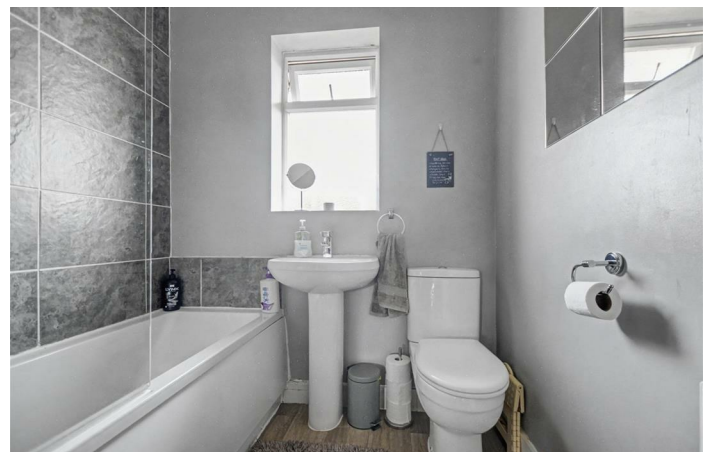
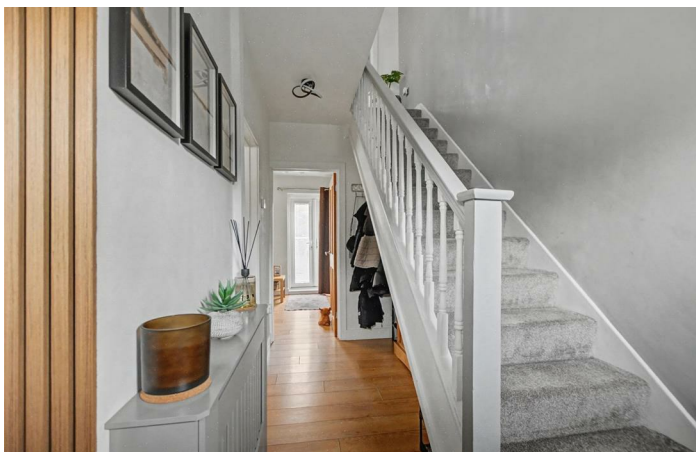
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS TASTEFULLY DECORATED AND WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, spacious dining kitchen to the front and full width rear lounge. The first floor landing then provides access to three bedrooms and a modern contemporary bathroom suite.

The property benefits from gas fired central heating from a new combination boiler, double glazing, off-street parking and a generous enclosed rear garden.

The property is located in this popular and established residential location within close proximity of nearby amenities and schooling for all ages. There is also easy access to open countryside and good transport links, including Ilkeston train station which is just a short distance away.

Being in a ready to move into condition, we believe the property will make an ideal first time buy or young family home and we highly recommend an internal viewing.



## ENTRANCE HALL

13'7" x 7'3" (4.16 x 2.23)

uPVC panel and double glazed front entrance door, double glazed window to the front, decorative wall panelling, useful understairs storage space, access to the lounge and kitchen diner.

## KITCHEN DINER

13'5" x 12'11" (4.11 x 3.96)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with laminate style butcher's block effect square edge work surfacing incorporating one and a half bowl sink unit with draining board and mixer tap with tiled splashbacks. Fitted four ring hob with extractor over and oven beneath, space for under-counter washing machine and dishwasher, space for full height fridge/freezer, ample space for dining table and chairs, double glazed windows to both the front and the side, the front with fitted blinds, spotlights, laminate flooring.

## LOUNGE

19'4" x 9'10" (5.90 x 3.02)

Double glazed French doors opening out to the rear garden, double glazed window (with fitted blinds), radiator, media points.

## FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Loft access point to a partially boarded, lit and insulated loft space. Boiler cupboard housing the new gas fired combination boiler (for central heating and hot water).

## BEDROOM ONE

15'1" x 10'2" (4.61 x 3.11)

Double glazed window, radiator.

## BEDROOM TWO

12'10" x 11'0" (3.92 x 3.36)

Double glazed window, radiator.

## BEDROOM THREE

9'6" x 8'11" (2.92 x 2.72)

Double glazed window, radiator. Built-in single bedframe.

## BATHROOM

7'1" x 6'2" (2.18 x 1.89)

Modern contemporary white three piece suite comprising panel bath with glass shower screen, mixer tap and dual attachment mains shower over, wash hand basin with mixer tap, push flush WC. Tiling to the walls, double glazed window to the rear, radiator.

## OUTSIDE

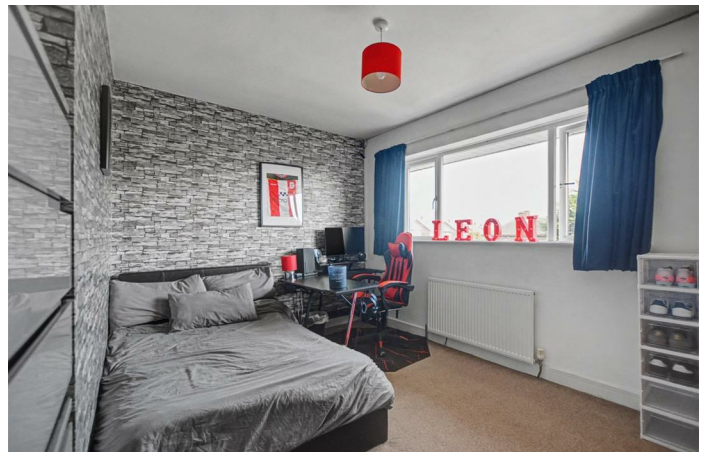
To the front of the property there is a tarmac driveway providing off-street parking for two vehicles side-by-side, access to the front entrance door and pedestrian access leading down the left hand side of the property into the rear garden.

## TO THE REAR

The rear garden is enclosed and incorporates a block paved patio area (ideal for entertaining), as well as a garden lawn. There is an external water tap and lighting point, and a useful brick outbuilding which incorporates power and lighting points.

## DIRECTIONS

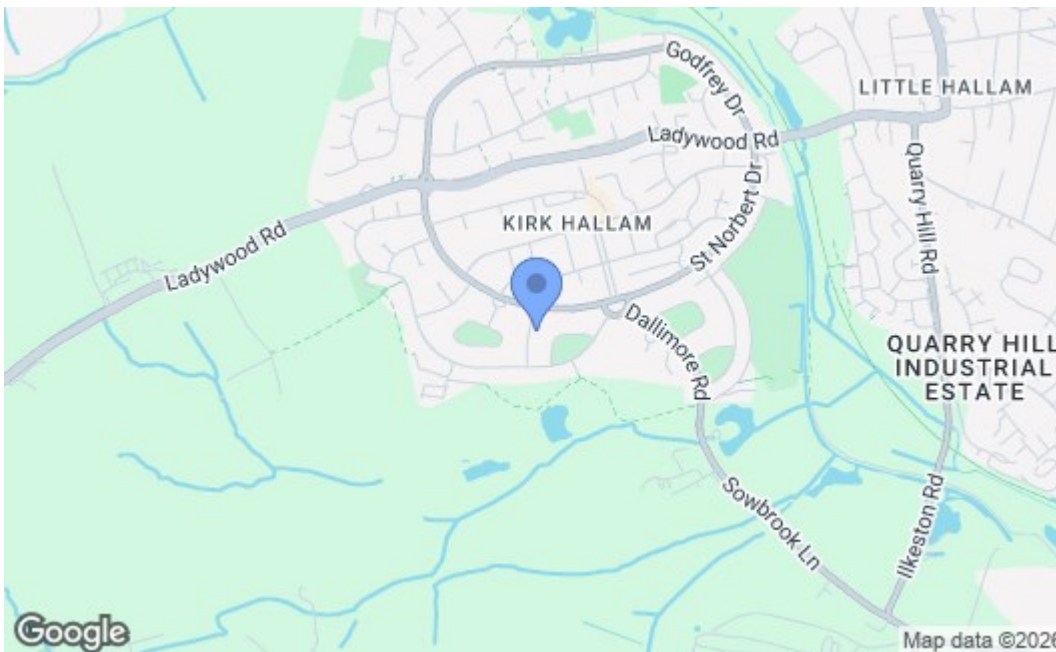
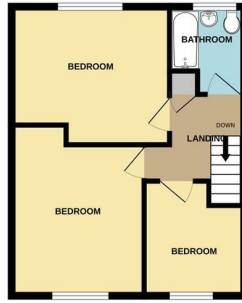
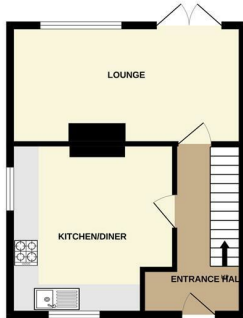
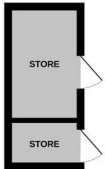
Upon entering Kirk Hallam via New Stanton, pass the Dallimore School on the left and take a left onto St. Norbert Drive. Take a left onto Buckminster Road and the property can be identified by our For Sale board.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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			
<b>England &amp; Wales</b>		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.