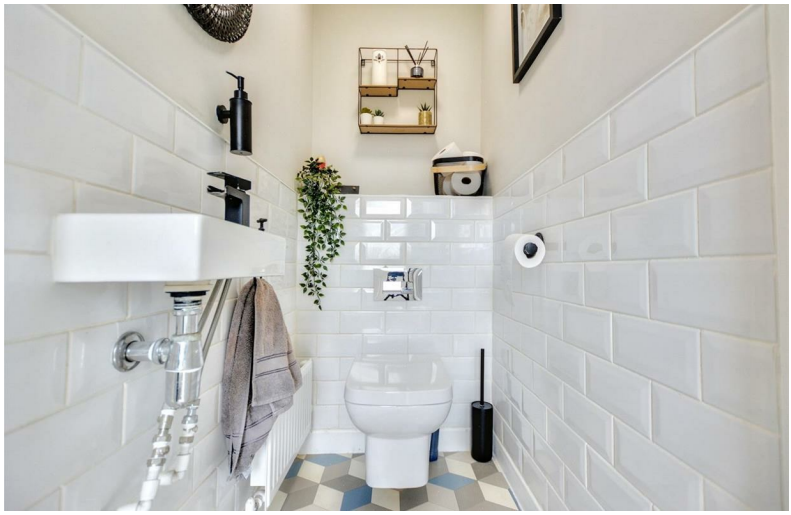
Robert Ellis

look no further...



Tib Meadow Close
Ilkeston, Derbyshire DE7 4SP

A MODERN DOUBLE FRONTED THREE BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR RESIDENTIAL LOCATION.

Offers Over £285,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS MODERN DOUBLE FRONTED THREE BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND NOW ESTABLISHED RESIDENTIAL DEVELOPMENT ON THE EDGE OF NEW STANTON AND ILKESTON.

Located within this quiet, no through road residential part of the estate, the property benefits from accommodation over two floors, the ground floor comprising entrance hallway, dual aspect front to back living room, matching dual aspect front to back family dining kitchen with useful storage, as well as a utility room and ground floor WC.

The first floor landing then provides access to three bedrooms (the principal bedroom with en-suite facilities) and family bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, detached garage with power and light, and enclosed walled garden to the rear.

The property is situated on the outskirts of the town centre which offers a wide variety of national and independent retailers and amenities. There is also easy access to good schooling, transport links (including Ilkeston train station), as well as easy access to open countryside (including the Nutbrook Trail).

The property is certainly in a ready to move into condition and we highly recommend an internal viewing.

ENTRANCE HALL
6'9" x 5'9" (2.08 x 1.77)
Panel and double glazed front entrance door, staircase rising to the first floor, radiator, wall mounted electrical consumer box. Doors leading through to the living room and kitchen. Alarm control panel.

DUAL ASPECT LIVING ROOM
18'4" x 10'2" (5.61 x 3.10)
Double glazed windows to both the front and rear (both with fitted blinds), two radiators, media points, feature decorative paneling, built-out style chimney breast with panel boarding and inset log effect fire.

DUAL ASPECT FAMILY DINING KITCHEN
19'0" x 9'2" (5.80 x 2.81)
The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with laminate-style roll top work surfacing incorporating one and a half bowl porcelain sink unit with draining board and mixer tap. Decorative tiles splashbacks, fitted four ring gas hob with extractor over and oven beneath, integrated appliances including fridge/freezer and dishwasher. Dual aspect double glazed windows to both the front and rear (letting in lots of natural light) (both with fitted blinds) plus the addition of a further double glazed window to the side (with fitted blinds). Two radiators, ample space for dining table and chairs, feature drop-down lighting and spotlights.

UTIILTY ROOM
6'6" x 5'11" (2.00 x 1.81)
Panel and double glazed exit door to outside, radiator, tile effect flooring, fitted storage cabinets with roll top laminate-style surfaces above, plumbing for washing machine, boiler cupboard housing the gas fired combination boiler (for central heating and hot water), door leading back to the kitchen and further door to ground floor WC.

WC
5'1" x 2'11" (1.55 x 0.90)
Two piece suite comprising hidden cistern push flush WC and wash hand basin with mixer tap. Tiling to dado height, extractor fan.

FIRST FLOOR LANDING
Decorative wood spindle balustrade, radiator, double glazed window to the rear (making the most of the views beyond the estate), useful storage cupboard, loft access point to an insulated loft space. Doors to all bedrooms and bathroom.

BEDROOM ONE
18'5" x 10'4" (5.63 x 3.15)
Dual aspect, bright and airy main bedroom suite with double glazed windows to both the front and rear (both with fitted blinds), radiator, decorative part paneling. Door to en-suite.

EN-SUITE
7'9" x 3'10" (2.38 x 1.17)
Modern three piece suite comprising walk-in tiled shower cubicle with mains shower and sliding glass screen/door, wash hand basin, push flush WC. Partial wall tiling, wall mounted shaver point, extractor fan, double glazed window to the side, chrome ladder towel radiator.

BEDROOM TWO
10'6" x 9'2" (3.22 x 2.81)
Double glazed windows to both the front and side (both with fitted blinds), radiator.

BEDROOM THREE
7'6" x 7'6" (2.29 x 2.29)
Double glazed windows to both the side and rear (both with fitted blinds), radiator.

BATHROOM
7'2" x 6'3" (2.19 x 1.92)
Three piece suite comprising panel bath, wash hand basin with tiled splashbacks, push flush WC. Partial tiling surrounding the bath, double glazed window to the front (with fitted blinds), wall mounted shaver point, extractor fan, chrome ladder towel radiator.

OUTSIDE
To the front of the property there is a pathway providing access to the front entrance door with decorative slate chippings to either side and planted beds underneath both front windows. An area to the left hand side of the property also belongs to the property, as well as a lowered kerb entry point to a driveway which leads down the right hand side of the property providing off-street parking and in turn leads to the garage.

TO THE REAR
The rear walled in garden is enclosed by a decorative brick wall. The garden itself benefits from a good size paved patio area spanning the full width, leading onto a lawn section (ideal for families) with raised and planted borders to the side and rear housing a variety of bushes and shrubbery. Within the garden there is gated access onto the driveway, external lighting point and water tap.

DETACHED GARAGE
Up and over door to the front, power and lighting.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the Sandiacre traffic light junction, turn right onto Town Street and proceed parallel with the canal heading in the direction of New Stanton. Follow the bend in the road to the right onto Ilkeston Road. Continue onto Low's Lane and towards Twelve Houses and follow the road to the right, over the hump backed bridge onto Quarry Hill. Take a left hand turn onto Elka Road and follow the bend in the road to the right, reaching the "T" junction, before turning right onto Tib Meadow Close. The property can then be found on the right hand side.

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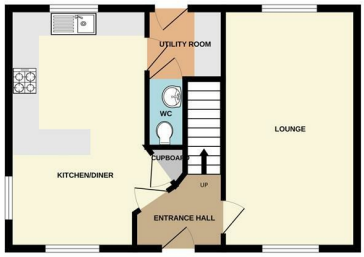
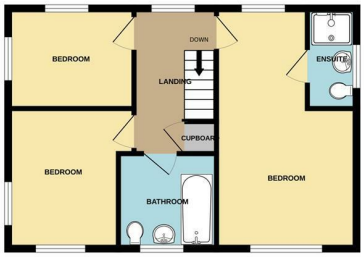
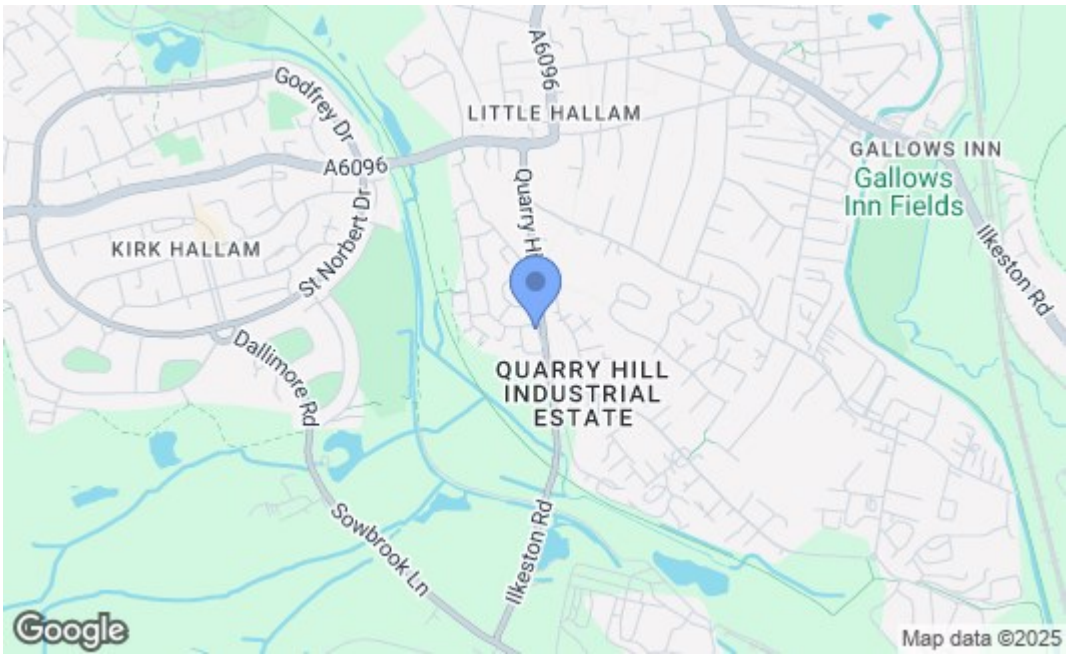
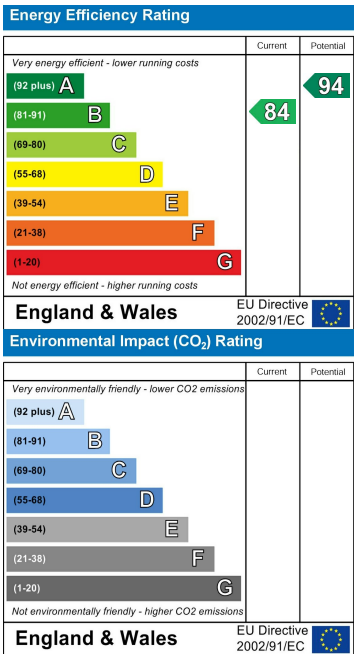
ESTATE AGENTS









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.