



Robert Ellis
ESTATE AGENTS



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Hexham Avenue
, Ilkeston DE7 4BB

A THREE BEDROOM TWO BATHROOM
EXTENDED SEMI DETACHED HOUSE.

Offers Over £230,000 Freehold



Robert Ellis are delighted to bring to the market this unique extended three bedroom two bathroom semi detached house situated within this quiet cul-de-sac no-through road location yet remaining in close proximity to the shops, services and amenities nearby.

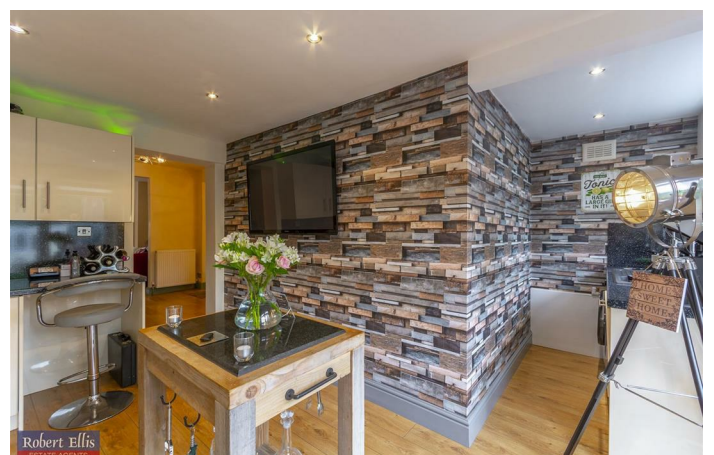
With accommodation over two floors comprising entrance hall, bay fronted living room, full width dining room, ground floor bathroom and L-shaped fitted kitchen to the ground floor. The first floor landing then provides access to three bedrooms master with en-suite facilities.

Other benefits to the property include gas fired central heating from combi boiler, double glazing, ample off-street parking, carport and situated to the rear of the garden a very useful L-shaped detached workshop/garage with power, lighting and electrically operated front door.

Further features to the property include fascia lighting, carport lighting, external power, lighting and water facilities.

The property is situated within close proximity of the shops and services within the town centre, schooling, healthcare needs and transport links.

We believe the property would make an ideal first time buy or young family home and highly recommend an internal viewing to appreciate the size of accommodation on offer.



ENTRANCE HALL

4'1" x 3'6" (1.25 x 1.09)

UPVC panel and double glazed front entrance door, radiator, laminate flooring, stairs to first floor and door to lounge.

LOUNGE

13'3" x 13'2" (4.05 x 4.03)

Double glazed bay window to the front with fitted blinds, laminate flooring, media points, feature fire surround incorporating multi fuel fire sat on tiled hearth and opening to the dining room.

DINING ROOM

17'1" x 10'0" (5.21 x 3.05)

Spanning the full width of the property with matching to the living room laminate flooring, two radiators, uPVC panel and double glazed side exit door to carport, double glazed window to the side with fitted blinds, useful understairs storage cupboard housing the gas fired central heating combination boiler, opening through to the kitchen and door to the ground floor bathroom.

GROUND FLOOR BATHROOM

6'8" x 6'3" (2.05 x 1.91)

Three piece suite comprising P-shaped bath with glass shower screen and mains ran shower over, push flush WC and wash hand basin with mixer tap and storage drawers beneath. Tiled splashboards to the walls, anti-slip flooring, ceiling spotlights, double glazed window to the side, chrome heated ladder towel radiator and LED backlit bathroom wall mounted mirror.

L-SHAPED KITCHEN

16'1" x 14'2" (4.91 x 4.33)

Kitchen comprises a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating four ring gas hob with extractor over and oven beneath, fitted fridge/freezer and integrated dishwasher, plumbing for washing machine, breakfast bar space, matching to the living room and dining room laminate flooring, ceiling spotlight, double glazed window to the rear with fitted blinds, plinth spotlights, TV point, inset single sink and drainer with pull out spray mixer hose and folding doors with fitted matching roller blinds opening out to the rear patio.

FIRST FLOOR LANDING

Doors to all three bedrooms, double glazed window to the side and loft access point via aluminium pull down ladders to a useful attic space incorporating power, lighting, radiator, windows and laminate flooring.

BEDROOM ONE

13'1" x 11'10" (4.00 x 3.63)

Double glazed window to the front with fitted blinds, radiator, TV point and door to the en-suite shower room.

EN-SUITE SHOWER ROOM

7'2" x 3'9" (2.19 x 1.15)

Three piece suite comprising tiled shower cubicle with mains ran shower, push flush WC and corner wash hand basin with tiled splashbacks. Double glazed window to the front, chrome heated ladder towel radiator and extractor fan.

BEDROOM TWO

10'7" x 8'8" (3.23 x 2.66)

Double glazed window to the rear overlooking the rear garden and radiator.

BEDROOM THREE

7'3" x 7'3" (2.22 x 2.21)

Double glazed window to the front and radiator.

OUTSIDE TO THE FRONT

Approached via security double gates to a block paved driveway leading down the left hand side of the property to a covered carport the block paving continues along the front of the property screened by a brick boundary wall. Leading down the left hand side of the property we have a carport ideal for further secure off-street parking, carport lights and access into the rear garden.

OUTSIDE TO THE REAR

The rear garden benefits from a good size initial paved patio area. This then leads down to a lawned section with planted borders housing a variety of bushes and shrubbery. Beyond the carport there is further secure parking to the rear which in turn leads to the detached L-shaped garage/workshop. Within the garden there is an external water supply, lighting points and outside power.

L-SHAPED WORKSHOP/GARAGE

With electrically operated front door, double glazed windows to the front, power and lighting facilities.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road turn left onto Pasture Road and proceed in the direction of Trowell. At the mini traffic island veer left and proceed as if heading in the direction of Trowell Village Hall and continuing past to the T-junction adjacent with St Helen's Church, Trowell. Veer left and continue along Ilkeston Road veering around the bend in the road to the left onto Nottingham Road, Ilkeston. After the humpback bridge turn left onto Thurman Street which in turn becomes Corporation Road and proceed up the hill. At the T-junction turn left and take the first right onto Kingston Avenue. At the junction turn left onto Hexham Drive and the property can be found on the right hand side identified by our For Sale board. Ref. 7152NH.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-orientation. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplex 6/2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.