Robert Ellis

look no further. . .

Oak Apple Crescent
Ilkeston, Derbyshire DE7 4NZ

A MODERN THREE BEDROOM DETACHED HOUSE.

£320,000 Freehold

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We have great pleasure in offering for sale this modern three bedroom detached house situated on a corner plot in this highly regarded residential suburb.

This immaculately presented property comes to the market in a ready to move into condition which has been refurbished and upgraded by the current owners with features including a semi-open plan dining kitchen with a high quality range of fitted units from local kitchen company Osborne, which features quartz worktops and integrated appliances. Further features include a refurbished en-suite to the principal bedroom, refurbished shower room, as well as a useful cloakroom/WC.

Located on a fantastic garden plot in the Oak Apple Crescent development, adjacent to a play space and backing onto Nutbrook Trail local nature reserve. Giving the feel of living in open countryside, yet being close to local amenities, including schools for all ages, the market town centre of Ilkeston, Morrisons and Tesco. As well as a train station, there are good road links to the nearby cities of Nottingham and Derby, and Junction 25 of the M1 motorway for those looking to commute further afield.

The property has the benefit of off-street parking for two vehicles to the front and enjoys beautifully presented and landscaped rear gardens, with composite deck and a cottage-style feel which can be enjoyed throughout the seasons.

This modern property has gas fired central heating serviced from a combination boiler, double glazed windows throughout and we strongly recommend an early internal viewing to avoid disappointment.

ENTRANCE PORCH
Composite double glazed front entrance door, radiator, door leading through to a semi-open plan dining kitchen.

KITCHEN AREA
18'4" x 11'9" (5.6 x 3.6)
Comprising a comprehensive bespoke handmade range of wall, base and drawer units with quartz worktops and inset sink unit with single drainer. Built-in appliances include a two-oven unit, one of them being a combination microwave-oven, induction hob with extractor hood over. Integrated washer-dryer.

DINING AREA
13'9" x 7'8" (4.20 x 2.34)
Feature fitted oak fronted full height storage units. Radiator, double glazed window to the front.

INNER HALLWAY
Stairs to the first floor, doors to the cloaks/WC and living room.

CLOAKS/WC
Incorporating a modern two piece suite comprising wash hand basin within a vanity unit, low flush WC. Heated towel rail, double glazed window.

LIVING ROOM
25'4" x 10'2" (7.73 x 3.10)
Contemporary flame effect electric fire with feature surround. Two radiators, double glazed windows to the side and rear, double glazed French doors opening to the rear garden.

FIRST FLOOR LANDING
Built-in cupboard housing gas combination boiler (for central heating and hot water).

BEDROOM ONE
11'0" x 9'10" (3.37 x 3)
Radiator, double glazed window to the front, door to en-suite.

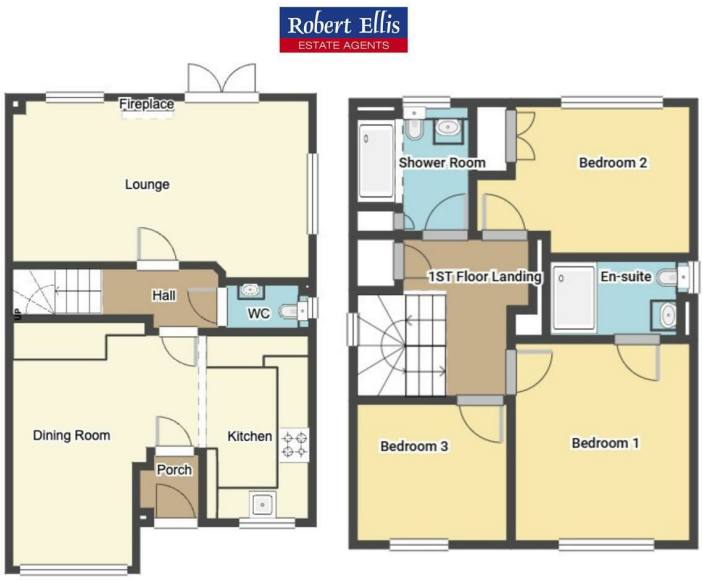
EN-SUITE
Incorporating a modern contemporary three piece suite comprising wash hand basin within a vanity unit, low flush WC, shower cubicle with thermostatically controlled shower. Tiling to walls, heated towel rail, double glazed window.

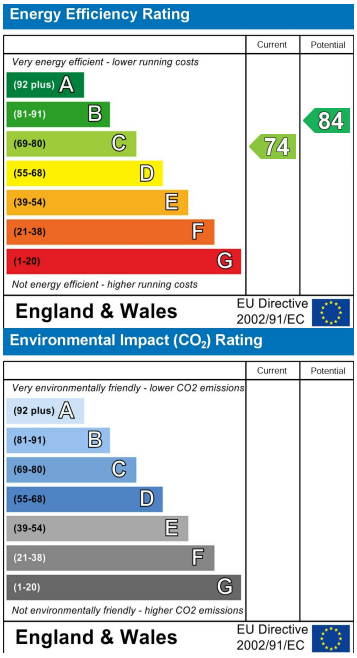
BEDROOM TWO
12'0" x 8'2" (3.67 x 2.5)
Radiator, double glazed window to the rear.

BEDROOM THREE
8'8" x 7'10" (2.66 x 2.40)
Fitted wardrobe, radiator, double glazed window to the front.

SHOWER ROOM
A three piece suite comprising floating wash hand basin within a vanity unit, low flush WC with concealed cistern, large walk-in shower enclosure with shower screen and thermostatically controlled shower. Partially tiled walls, heated towel rail, double glazed window.

OUTSIDE
To the front is a forecourt providing off-street parking and an attractive semi-open plan front garden with colourful flower and shrub bedding. There is gated pedestrian access at the side of the house leading to a useful storage area and pathway leading to the rear gardens which offer a lavish display of ornamental flowers and shrubs offering a contemporary cottage-style feel and colour all year round. There is a generous composite decked patio area plus a paved seating area to the side of the house. There is a garden shed as well as gravel and paved pathways.





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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