



Derby Road  
Ilkeston, Derbyshire DE7 5FB

**£285,000 Freehold**

A TRADITIONAL DOUBLE HEIGHT BAY  
FRONTED THREE BEDROOM SEMI  
DETACHED HOUSE.



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED TRADITIONAL DOUBLE HEIGHT BAY FRONTED (EXTENDED TO THE GROUND FLOOR) THREE BEDROOM SEMI DETACHED HOUSE SITUATED ON THE OUTSKIRTS OF ILKESTON TOWARDS WEST HALLAM.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, dining room, sitting area, kitchen and WC. The first floor landing then provides access to three bedrooms and a four piece bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, double glazing, ample off-street parking, carport and generous private gardens to the rear.

From the first floor windows there are far reaching views over the surrounding area, including towards the Windmill Farm.

There is easy access to the shops, services and amenities in Ilkeston town centre, as well as a variety of transport links, including Ilkeston train station which is a short distance away.

We believe the property will make an ideal first time buy or family home. We highly recommend an internal viewing.



## ENTRANCE HALL

12'5" x 6'1" (3.81 x 1.86)

A spacious, bright and airy entrance hall with doors leading to the living room, dining room and kitchen, with uPVC double glazed panel door to the front set within a decorative archway, meter cupboard, decorative wood spindle balustrade, radiator, partial panelling, laminate flooring.

## LIVING ROOM

13'3" x 11'8" (4.04 x 3.58)

Bay fronted double glazed windows to the front (with fitted blinds), laminate flooring, gas fireplace, decorative surround, radiator, media points, decorative shelving to either side of the fireplace.

## KITCHEN

20'8" x 7'1" (6.30 x 2.18)

The kitchen comprises a fitted range of base units with matching drawers and cupboards, with fitted stainless steel sink unit and double drainer, partially tiled walls, gas oven and hob with curved extractor canopy over, plumbing for washing machine, space for fridge/freezer, radiator, tiled flooring, coving, double glazed window and door to the side, additional double glazed window to the rear, further door to ground floor WC.

## WC

4'3" x 2'7" (1.31 x 0.80)

Housing a dual system combination push flush WC, wash hand basin with mixer tap, double glazed window to the side, laminate floor, housing the gas fired combination boiler (for central heating and hot water purposes).

## DINING ROOM

12'0" x 10'7" (3.66 x 3.23)

Feature electric fire with surround, laminate flooring, radiator, TV and telephone points, coving, opening through to the sitting area.

## SITTING AREA

9'3" x 8'2" (2.82 x 2.51)

Leading on from the dining room, double glazed French doors opening out to the rear garden, continuation of the laminate flooring, wall light points, coving.

## FIRST FLOOR LANDING

Radiator, dado rail, double glazed window to the side, loft access point to a partially boarded and insulated loft space, doors to all bedrooms and bathroom.

## BEDROOM ONE

13'8" x 10'9" (4.17 x 3.28)

Double glazed window to the front making the most of the far reaching views, radiator, laminate flooring, coving, two wall light points, fitted wardrobes to one wall.

## BEDROOM TWO

12'0" x 10'7" (3.66 x 3.25)

Laminate flooring, fitted wardrobes to one wall, radiator, double glazed window to the rear overlooking the rear garden and views beyond.

## BEDROOM THREE

8'2" x 7'3" (2.49 x 2.21)

Laminate flooring, double glazed window to the front making the most of the far reaching views, radiator, fitted double wardrobe.

## BATHROOM

8'2" x 7'1" (2.51 x 2.16)

Four piece suite with freestanding claw foot bath with mixer taps and handheld shower attachment, shower cubicle with dual attachment mains shower, glass shower screen, wash hand basin, push flush WC. Extractor fan, frosted double glazed window to the rear, radiator, vinyl flooring, chrome ladder towel radiator, tiled splashbacks, wall mounted cabinet.

## OUTSIDE

To the front of the property there is a good size raised block paved front driveway providing ample off-street parking which in turn leads to the covered carport, stepped access to the front entrance door, pedestrian gated access leading down the left hand side of the property into the rear garden.

## TO THE REAR

The rear garden is of a generous overall size in a non-overlooked private position benefitting from separate garden spaces incorporating lawn, patio and raised deck (ideal for entertaining). To the foot of the plot there is a good size timber storage shed which has the benefit of power and lighting points, outside water tap and lighting points.

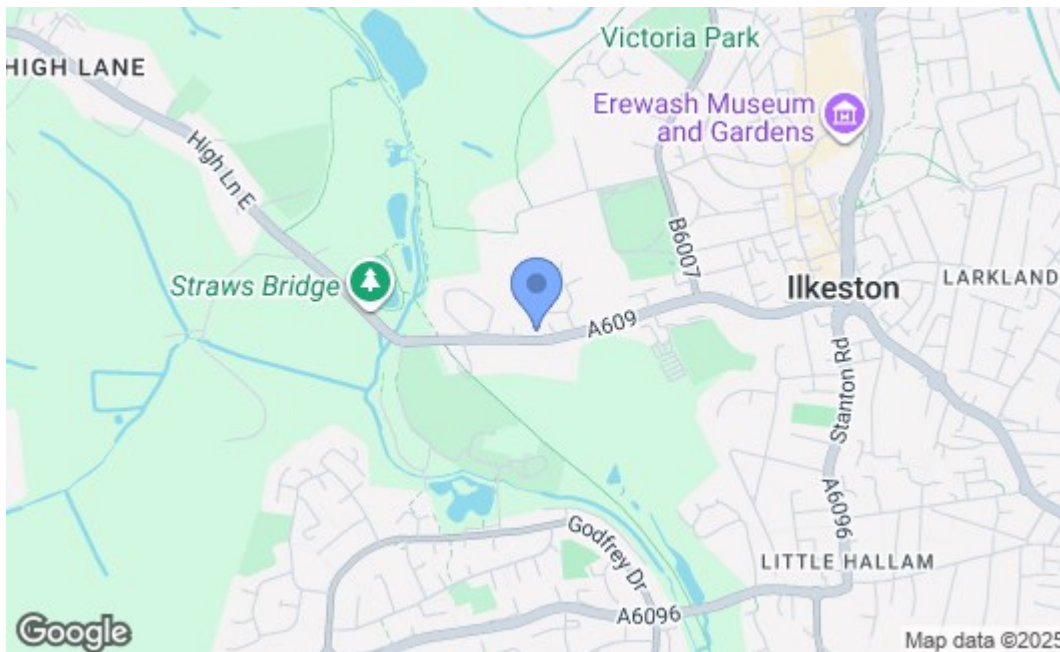
## DIRECTIONS

From Ilkeston town centre, proceed along Derby Road in the direction of the West Hallam. The property is situated in an elevated position on the right hand side, identified by our For Sale board.





All data are intended 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(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	
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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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