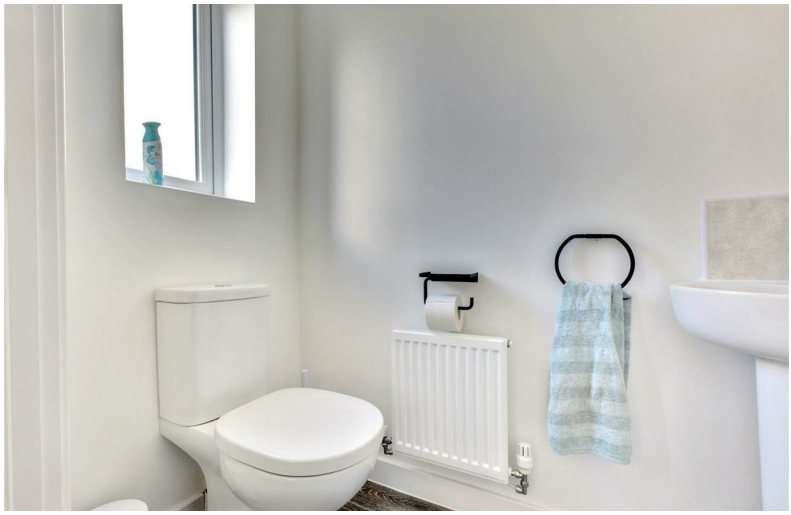
Robert Ellis

look no further. . .



Slater Way
Ilkeston, Derbyshire DE7 4SN

£245,000 Freehold

A RELATIVELY MODERN THREE BEDROOM, TWO BATHROOM, THREE TOILET SEMI DETACHED HOUSE SITUATED IN THIS NOW ESTABLISHED & POPULAR RESIDENTIAL LOCATION.

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS RELATIVELY NEW WELL PRESENTED THREE BEDROOM, TWO BATHROOM, THREE TOILET SEMI DETACHED HOUSE SITUATED IN THIS NOW ESTABLISHED AND POPULAR RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hallway, ground floor WC, living room with remote and app controlled air conditioning (both hot and cold), and full width dining kitchen. The first floor landing provides access to three bedrooms, the principal bedroom with en-suite facilities and hot/cold remote and app controlled air conditioning unit, and family bathroom suite.

The property also boasts a double driveway to the front providing off-street parking for two cars, and a landscaped and much improved garden space to the rear with two separate patio areas and "L" shaped lawn.

The property also benefits from double glazing throughout, hot and cold remote and app controlled air conditioning units in the living room and principal bedroom, and gas fired central heating from a combination boiler system.

The property sits within this now established and popular residential location within close proximity to the town centre amenities, open countryside such as the Nutbrook Trail, and good transport links including the Ilkeston train station and motorway junctions.

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

ENTRANCE HALL
7'8" x 7'2" (2.36 x 2.19)
Panel and double glazed front entrance door, wall mounted consumer box, radiator, staircase rising to the first floor, laminate-effect flooring. Doors to the living room and WC.

GROUND FLOOR WC
6'3" x 3'0" (1.91 x 0.93)
Modern white two piece suite comprising push flush WC and corner wash hand basin with mixer tap and tiled splashbacks, laminate-effect flooring (matching the hallway), radiator, LED spotlight, double glazed window to the front.

LIVING ROOM
13'10" x 11'8" (4.22 x 3.57)
Double glazed window to the front (with fitted blinds), radiator, media points, decorative paneling to dado height on one wall, wall mounted LG hot and cold remote and app controlled air conditioning unit, useful understairs storage cupboard. Door to the kitchen.

DINING KITCHEN
15'3" x 9'5" (4.65 x 2.88)
The kitchen comprises a matching range of fitted base and wall storage cupboard and drawers, with roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted four ring gas hob with extractor over and oven beneath, integrated fridge and freezer, integrated dishwasher and washing machine, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes, double glazed window to the rear (with fitted blinds), LED spotlights, radiator, ample space for dining table and chairs, laminate-style vinyl flooring, uPVC double glazed French doors opening out to the rear garden (with inset Perfect Fit blinds).

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Decorative wood spindle balustrade, useful cloaks cupboard with dual hanging rail. Loft access point to an insulated and boarded loft space.

BEDROOM ONE
12'0" x 9'5" (3.68 x 2.89)
Double glazed window to the front (with fitted blinds), radiator, useful overstairs storage closet with hanging rail, LG remote and app controlled wall mounted hot and cold air conditioning unit.

EN-SUITE
6'3" x 5'11" (1.93 x 1.82)
Modern white three piece suite comprising tiled and enclosed shower cubicle with dual attachment mains shower, glass screen and folding glass shower door, wash hand basin with mixer tap, push flush WC. Decorative tiling partially to the walls, double glazed window to the front, radiator, LED spotlights, extractor fan, corner fitted bathroom cabinet.

BEDROOM TWO
9'1" x 7'6" (2.77 x 2.30)
Double glazed window to the rear (with fitted blinds), radiator.

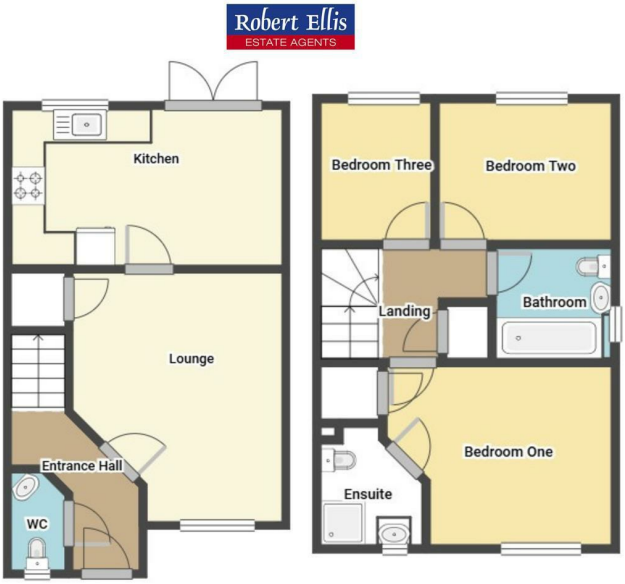
BEDROOM THREE
7'6" x 5'11" (2.29 x 1.81)
Double glazed window to the rear (with fitted blinds), radiator.

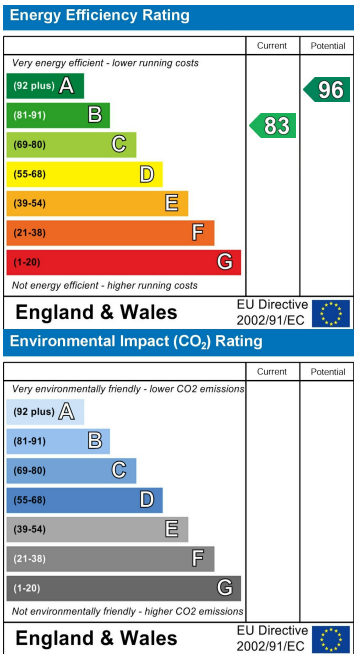
BATHROOM
6'0" x 5'11" (1.84 x 1.81)
Modern white three piece suite comprising panel bath with mixer tap and tiled surround, wash hand basin with mixer tap, push flush WC. Double glazed window to the side, radiator, LED spotlights, extractor fan.

OUTSIDE
To the front of the property there is a double width tarmac driveway providing off-street parking for two cars, pathway to the front entrance door, strip of garden lawn, planted flowerbeds under the window housing a variety of bushes and shrubbery, gated pedestrian access then leads to the rear garden.

TO THE REAR
The rear garden has been landscaped by the current owner creating two separate and matching paved patio areas accessed via a matching pathway with decorative stone chippings, "L" shaped garden lawn, timber fencing to the boundary lines, garden shed, external water tap and lighting point, pedestrian access leading back to the front.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the Sandiacre traffic lights, turn right onto Town Street and proceed parallel with the canal heading in the direction of Stanton by Dale. Continue along Lows Lane and upon reaching Twelve Houses following the bend in the road to Quarry Hill. Take an eventual left hand turn onto Elka Road. Follow the roads until taking an eventual right hand turn onto Slater Way. The property can be found after the bend on the right hand side, identified by our For Sale board.





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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