Robert Ellis

look no further...

Derby Road
Ilkeston, Derby DE7 5EZ

MODERN CONTEMPORARY TWO/THREE BEDROOM DETACHED BUNGALOW

£350,000 Freehold

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TUCKED AWAY FROM THE HUSTLE AND BUSTLE OF EVERYDAY LIFE, IN A PRIVATE DEVELOPMENT, CAN BE FOUND A TWO/THREE BEDROOM DETACHED BUNGALOW.

This nearly new property was first occupied in December 2021 and comes to the market as a turn key property in a ready to move into condition.

Offering a futuristic style with incredible energy efficiency credentials, being "A" rated, with such technologies as solar panelling, air source heat pump and underfloor heating. It was also a nod to the traditional values with an inset multi-fuel fire to the living room.

Offering surprisingly spacious and flexible accommodation, the entrance door opens through to a generous reception room with vaulted ceiling and staircase leading to a mezzanine floor offering a large useful space, ideal as an occasional bedroom, study or additional sitting room.

There is a sleek, modern fully fitted breakfast kitchen with a range of built-in appliances and a generous living room with partial vaulted ceiling. The principal bedroom has wardrobes, French doors opening to a veranda and an en-suite shower room. There is a further double bedroom and family bathroom.

Externally is no less impressive, there is a covered car port with EV charging point and to the rear the property enjoys a manageable garden with full width veranda having composite deck and canopy.

Tucked away off Derby Road, this property is one of two bungalows in a small development of a total of six dwellings, extremely conveniently situated within walking distance of Ilkeston town centre offer a generous variety of shops and amenities, also within walking distance is a regular bus service linking the nearby towns and cities of Nottingham and Derby.

Offered for sale with no chain, we believe this property would be suitable for a variety of buyers including those looking to downsize to future proofed accommodation, but also for couples of all ages wanting something different with space and fantastic energy efficiency. Only on viewing the property internally can it be fully appreciated.

Reception Hallway/Diining Room
13'3" x 10'4" approx (4.06m x 3.15m approx)
Accessed from a composite front entrance door, a versatile space which could be used as a dining room, study or snug with double glazed windows, door to bedroom 2, staircase leading to the mezzanine floor and leading through to:

Kitchen
17'1" x 16'9" to 9'3" approx (5.22m x 5.11m to 2.82m approx)
Offering a modern, sleek and comprehensive fitted range of wall, base and drawer units with low profile surfacing, matching breakfast bar and inset single bowl sink unit. An array of built-in appliances including electric fan assisted oven with matching microwave, induction hob with extractor hood over, fridge freezer, wine cooler and dishwasher. Double glazed French doors open into the veranda, door to living room and door to bedroom 1.

Living Room
19'1" x 11'8" approx (5.84m x 3.56m approx)
Partial vaulted ceiling with feature chimney breast having inset cast iron multi-fuel burner, double glazed bi-fold doors opening to the veranda.

Bedroom 1
14'8" to 11'10" x 10'6" (less wardrobes) (4.48m to 3.63m x 3.21m (less wardrobes))
Fitted wardrobes to one wall, double glazed French doors opening to the veranda and door to:

En-Suite
Three piece suite comprising wash hand basin with vanity unit, low flush w.c. and walk-in shower enclosure. Feature tiling to walls and laundry closet housing plumbing and space for a washing machine.

Bedroom 2
11'7" x 9'3" approx (3.55m x 2.84m approx)
Partial vaulted ceiling, double glazed window to the front.

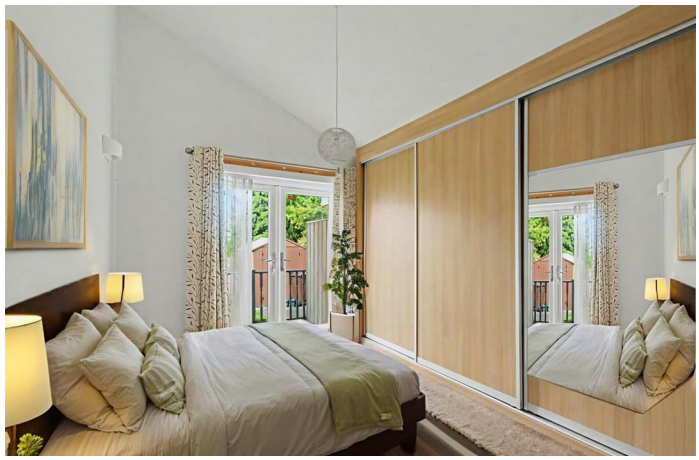
Bathroom
Three piece suite comprising wash hand basin with vanity unit, low flush w.c. and panelled bath with shower and screen over. Feature tiling to the walls, double glazed window.

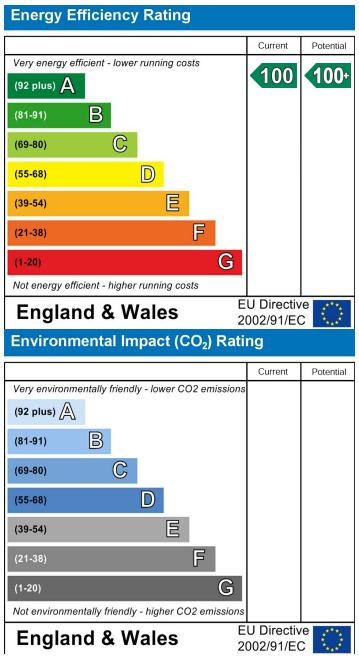
Mezzanine Bedroom
17'5" x 9'3" approx (5.31m x 2.84m approx)
A large versatile space, ideal as a bedroom, second sitting room, study etc. With two double glazed roof windows and feature oak and glazed balustrade providing a balcony style aspect over the snug to the front.

Outside
To the front is an open, shared driveway and access where there is a block paved pathway and some parking to the front with a canopied car port to the side of the property having an EV charging point. There is gated access leading to the rear garden where there is a feature veranda to the whole rear elevation, finished with composite raised decking and balustrade, the property's roof line extending to provide a canopy with some glazing. There is outside power and lighting, with the main garden laid to lawn with a mature apple tree and some shrubs. Composite garden shed.

Private Driveway
The property is accessed from a private shared driveway off Derby Road. The driveway provides access to six dwellings, the cost of maintenance is shared between the residences.

Images
Some of the photographs of the internal rooms have "virtual staging" to give an impression on how the room would look furnished.





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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