Robert Ellis

look no further. . .

Harrow Drive
Ilkeston, Derbyshire DE7 4QY

AN EXTENDED TWO BEDROOM END TOWN HOUSE.

£190,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND EXTENDED TO THE GROUND FLOOR TWO BEDROOM END TERRACED HOUSE SITUATED IN THIS POPULAR RESIDENTIAL LOCATION CONSTRUCTED IN 1998.

With accommodation over two floors comprising entrance hall, lounge, dining kitchen and conservatory to the ground floor. The first floor landing then provides access to two bedrooms and a modern bathroom suite with the benefit of underfloor heating.

Other benefits to the property include gas fired central heating, double glazing, ample off-street parking for several vehicles, detached garage with power and lighting, and generous outside garden space.

The property sits favourably within this modern development within easy reach of the shops and services nearby. There is also easy access to good schooling, healthcare needs and general day to day amenities such as food supermarket outlets and also having easy access to the nearby retail parks, transport links, train station and countryside walks along the Nutbrook Trail.

We believe that the property would make an ideal first time buy or young family home and highly recommend an internal viewing to appreciate the space and condition overall.

ENTRANCE HALL
4'4" x 3'8" (1.33 x 1.12)
Panel and double glazed front entrance door, radiator, staircase rising to the first floor, decorative coving and alarm panel point.

LIVING ROOM
14'6" x 12'11" (4.44 x 3.94)
Double glazed window to the front, two radiators, laminate flooring, wall hung electric fire, media points and useful understairs storage cupboard. Georgian-style double doors then provide access to the dining kitchen.

DINING KITCHEN
12'10" x 9'1" (3.93 x 2.79)
Comprises a matching range of fitted base and wall storage cupboards with granite-effect roll top work surfaces incorporating counter level five ring gas hob with extractor over and oven beneath, inset one and a half bowl sink and draining board with central mixer tap and chequer board style tiled splashbacks, plumbing for washing machine and slimline dish washer, space for under-counter fridge or freezer, laminate flooring, ample space for dining table and chairs, radiator, double glazed window to the rear and double glazed French doors opening out to the conservatory.

CONSERVATORY
12'5" x 9'8" (3.80 x 2.97)
Brick and double glazed construction with sloping ceiling. The double glazed French doors open out to the rear garden with power and lighting points.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom, loft access point to a partially boarded and insulated loft space, double glazed window to the side with fitted blinds.

BEDROOM ONE
13'0" x 12'5" (3.97 x 3.79)
Two double glazed windows to the front with fitted blinds, radiator, ceiling fan, media points, useful over the stairs storage cupboard also housing the water cylinder and a double power point incorporating USB charging connectivity.

BEDROOM TWO
11'6" x 7'9" (3.51 x 2.38)
Double glazed window to the rear with fitted blinds and radiator.

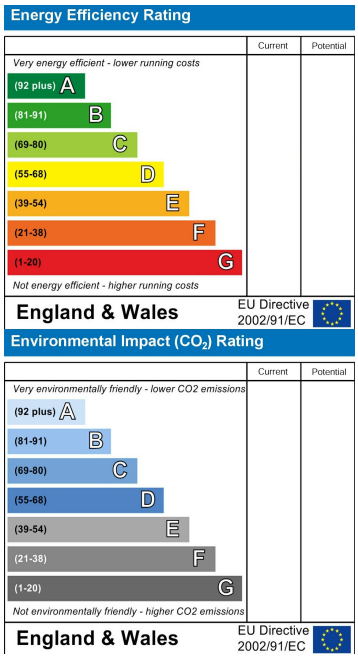
BATHROOM
8'9" x 4'9" (2.68 x 1.45)
Modern three piece suite comprising a "P" shaped bath with swan neck mixer tap, glass shower screen and Mira Escape electric shower over, push-flush WC and wash hand basin with swan neck style mixer tap, double glazed window to the rear, fully tiled walls and floor, spotlights, extractor fan, wall mounted mirror-fronted bathroom cabinet and electrically operated underfloor heating.

OUTSIDE
To the front of the property there is a part tarmac part block paved driveway providing ample off-street parking for up to four vehicles which in turn leads to the front entrance door and detached garage. The front also benefits from a lawn section and planted flowerbed housing a variety of bushes to the boundary line.

REAR GARDEN
Enclosed by timber fencing to the boundary line. There is a good size paved entertaining area which leads onto a generous lawn section with raised and planted flowerbeds incorporating a variety of mature bushes and shrubbery. Within the garden there is an external water tap and lighting point and access through to the garage.

DETACHED GARAGE
18'0" x 8'2" (5.49 x 2.50)
Up and over door to the front, personal access door to the rear, power and lighting points.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre crossing the bridge onto Station Road. At the traffic light junction turn right onto Town Street and proceed parallel with the canal in the direction of Stanton by Dale. Follow the bend in the road around to the right and continue as if heading towards New Stanton. Continue along onto Lowes Lane, following the bend in the road around to the right at New Stanton onto Quarry Hill Road. Continue up the hill before taking an eventual sharp right onto Longfield Lane. Continue along passing the school, taking a right hand turn onto Harrow Drive. The property can then be found on the left hand side identified by our For Sale board. 7491NH



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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