



Gayton Road
Ilkeston, Derbyshire DE7 5HN

A MODERN TWO BEDROOM SEMI
DETACHED HOUSE

Asking Price £185,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND INTERNALLY ADAPTED TWO BEDROOM SEMI DETACHED HOUSE, SITTING ON A GENEROUS OVERALL CORNER PLOT.

With accommodation over two floors comprising entrance hall, useful utility closet, kitchen, living room and conservatory to the ground floor. The first floor landing provides access to two bedrooms, the main bedroom with walk-in wardrobe and modern modern three piece bathroom.

Other benefits to the property include a recently replaced central heating boiler, generous enclosed rear garden with seating area and sunken 3kw four person hot tub with covered canopy and off-street parking.

The property itself would suit first time buyers or young families alike as it is situated within close proximity of nearby schooling, Victoria Park and the band stand, swimming pool and leisure centre, whilst also providing easy access to the nearby shops, services, transport links and access to open countryside.

We highly recommend an internal viewing.



ENTRANCE HALL

8'5" x 7'1" (2.58 x 2.17)

Composite and double glazed front entrance door, radiator, turning staircase to first floor, archway through to kitchen, door to living room and double doors to utility closet.

UTILITY CLOSET

Plumbing and space for washing machine and tumble dryer with roll top work surfaces above, additional shelving and wall mounted double storage cabinets.

KITCHEN

8'5" x 6'4" (2.58 x 1.95)

The kitchen is equipped with a range of matching fitted base and wall storage cupboards with square edge, marble effect work surfacing incorporating circular bowl inset sink with drainer and mixer tap and tiled splashbacks, fitted five ring gas hob with extractor over and oven beneath, space for fridge/freezer, double glazed window to the front with fitted blinds, decorative tiled splashbacks and archway back through to the hallway.

LIVING ROOM

13'10" x 13'7" (4.24 x 4.16)

Double glazed French doors opening out to the conservatory, laminate flooring, two radiators, media points and useful understairs storage cupboard.

CONSERVATORY

10'9" x 8'11" (3.3 x 2.73)

Brick and double glazed construction with sloping ceiling incorporating double glazed french doors opening out to the rear patio, vertical radiator and power points.

FIRST FLOOR LANDING

Doors to both bedrooms and bathroom, radiator and access to a part boarded and insulated loft space with lighting.

BEDROOM 1

11'7" x 10'3" (3.55 x 3.13)

Double glazed window to the front with fitted blinds, radiator, media points, walk-in wardrobe with hanging

rails and useful additional overstairs storage space with shelving.

BEDROOM 2

9'0" x 7'1" (2.75 x 2.17)

Double glazed window with fitted blinds overlooking the rear garden, radiator, laminate flooring and media points.

BATHROOM

6'3" x 6'0" (1.93 x 1.84)

Modern white three piece suite comprising 'P' shaped bath with glass shower screen and dual head, mains fed shower over, wash hand basin with waterfall style mixer tap, double storage drawers beneath and push-flush w.c. Decorative marble effect splashboards, tiled floor, double glazed window to the rear with fitted blinds and extractor fan.

OUTSIDE

To the front of the property there is a shaped lawn and block paved pathway with access to the front entrance door. There is then a tarmac driveway providing off-street parking and gated access leading through to the rear garden. The rear garden is larger than expected and offers an initial paved patio area accessed via the French doors from the conservatory, enclosed entertaining space with two separate decked areas, leading onto a shaped lawn with planted borders, sunken 3kw four person hot tub (included in the sale) with covered pitched roof canopy over, useful timber garden shed, external lighting points and water tap.

DIRECTIONAL NOTE

From Chalons Way roundabout, proceed along Derby Road in the direction of West Hallam. Look for and take an eventual right hand turn at the traffic light junction, adjacent to the fire station and continue over the traffic junction. Look for and take a left turn onto Drummond Road and then veer left onto Gayton Road. Continue along following the bend in the road, into the cul de sac and the property can then be found identified by our For Sale Board.

Ref: 7429nh





TOTAL FLOOR AREA: 687 sq.ft. (63.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan presented here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their speciality or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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