

Gisbey Road
Ilkeston, Derbyshire DE7 4SF

£235,000 Freehold

A SPACIOUS THREE STOREY, THREE
BEDROOM END TOWN HOUSE. OFFERED
FOR SALE WITH VACANT POSSESSION.



A surprisingly spacious three storey, three double bedroom, end town house. Offered for sale in a ready to move into condition.

This property was built in 2019 and has been newly decorated throughout. It is offered for sale with VACANT POSSESSION.

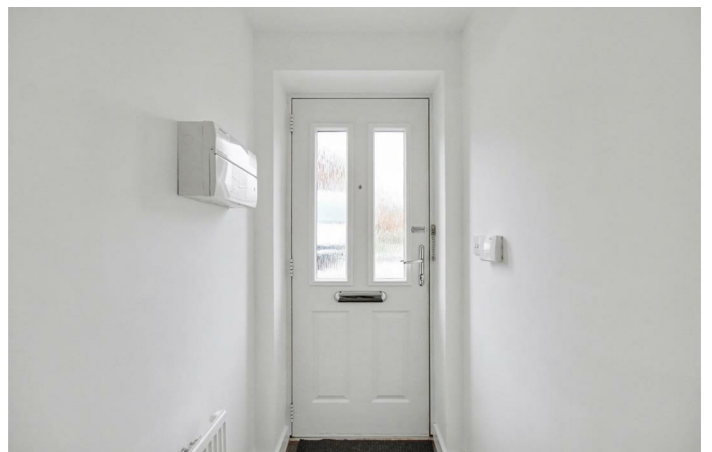
Ideal for young families and first time buyers, this property is energy efficient with the benefit of a gas combination boiler and double glazing throughout. A particular feature of this property is the located on the second floor providing a generous double bedroom with an equally generous en-suite shower room.

Located in this now established residential development, known locally as "Elka Rise", the property enjoys off-street parking for two vehicles side-by-side and a landscaped rear garden which includes a summerhouse.

Situated on the outskirts of Ilkeston, within easy reach of the market town centre itself. There is also a junior school within walking distance. For those looking to commute further afield, there are good road networks linking Nottingham and Derby, and Junction 25 of the M1 motorway.

The accommodation comprises entrance hall, living room, inner hallway with staircase leading to the first floor and access to the useful cloaks/WC, and to the rear is the dining kitchen which benefits from integrated appliances. To the first floor, the landing provides access to bedrooms two and three, both are doubles, as well as the family bathroom. A further staircase rises to the second floor where there is a useful walk-in closet and access to the principal bedroom with en-suite.

An internal viewing is highly recommended.



HALLWAY

Composite double glazed front entrance door, radiator, door to living room.

LIVING ROOM

14'9" x 11'9" (4.5 x 3.6)

Radiator, double glazed window to the front, door to inner hallway.

INNER HALLWAY

Stairs to the first floor, door to kitchen, door to cloaks/WC.

CLOAKS/WC

Housing a two piece suite comprising wall mounted wash hand basin and low flush WC, radiator.

DINING KITCHEN

8'10" x 11'8" (2.7 x 3.57)

The kitchen area comprises a range of fitted wall, base and drawer units, with worktops and inset one and a half bowl stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Integrated fridge/freezer, dishwasher and washing machine. Double glazed window. Boiler cupboard housing the combination boiler. The dining area has table and chair space, radiator and double glazed French doors opening to the rear garden.

FIRST FLOOR LANDING

Radiator, stairs leading to the second floor, doors to bedrooms two and three, and bathroom.

BEDROOM TWO

9'10" reducing to 8'9" x 11'10" (3.0 reducing to 2.69 x 3.61)

Radiator, two double glazed windows to the front.

BEDROOM THREE

11'9" x 8'10" reducing to 7'10" (3.60 x 2.70 reducing to 2.39)

Radiator, double glazed window to the rear.

FAMILY BATHROOM

5'6" x 7'10" (1.7 x 2.4)

Three piece suite comprising pedestal wash hand basin, low flush WC, panel bath, radiator, double glazed window.

SECOND FLOOR LANDING

Walk-in closet with fitted drawers.

BEDROOM ONE

8'4" x 17'3" (2.55 x 5.28)

Built-in wardrobe with hanging rail and shelves, radiator, double glazed dormer window to the front, door to en-suite.

EN-SUITE

4'11" x 11'10" (1.52 x 3.61)

Three piece suite comprising pedestal wash hand basin, low flush WC, shower cubicle with thermostatically controlled shower, fitted storage cupboards and drawers, radiator, double glazed roof window.

OUTSIDE

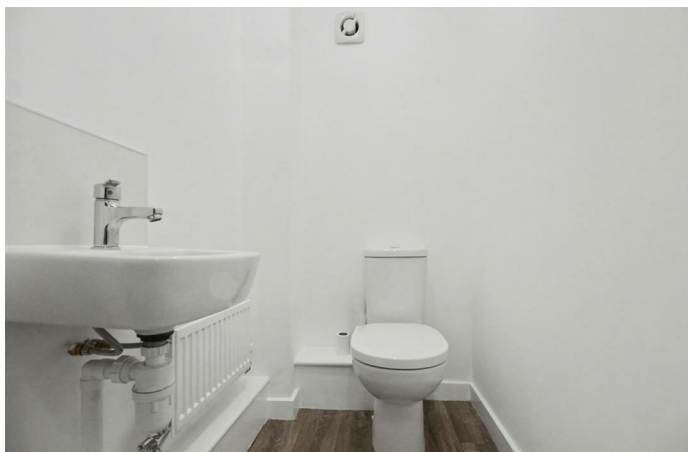
The property is set back from the road with a forecourt providing off-street parking for two vehicles side-by-side, pedestrian access at the side of the property leads to the rear garden. The rear garden is fenced and enclosed with patio and seating area and lawn. At the foot of the plot is a summerhouse.

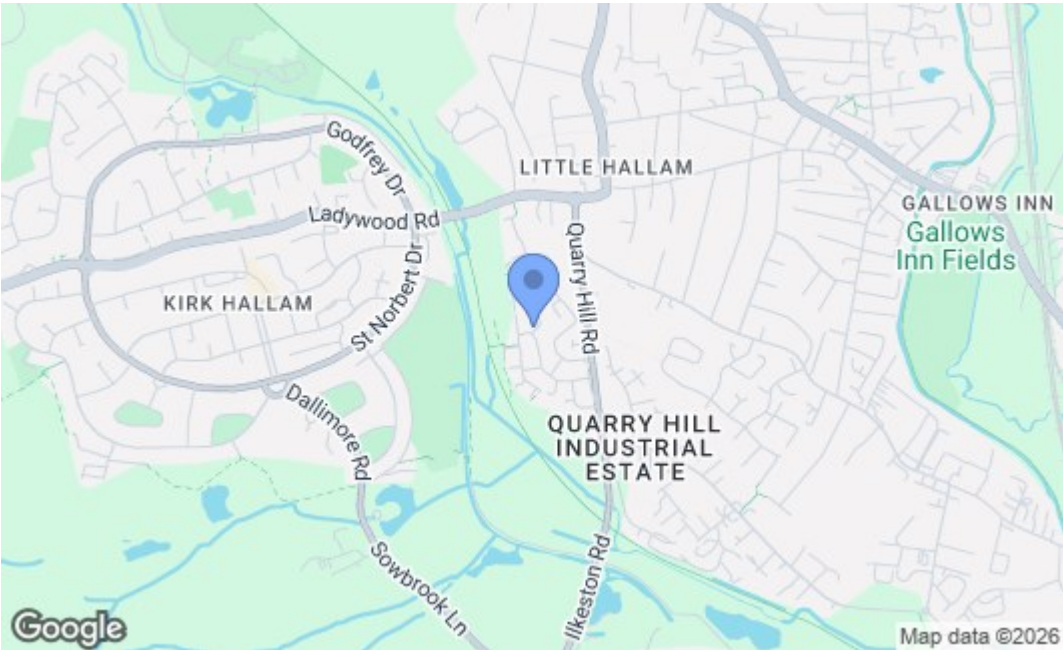
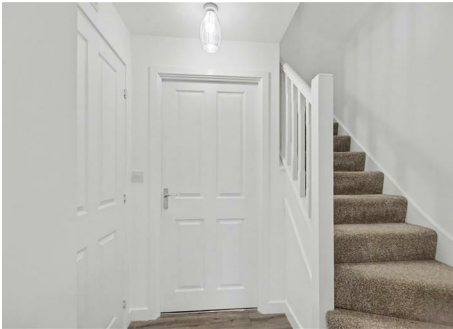
AGENTS NOTE

The property is freehold subject to a service charge which we understand is approximately £150 per annum. This contributes towards the upkeep of the estate.

AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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		

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.