Robert Ellis

look no further. . .

Hillingdon Drive
Ilkeston, Derbyshire DE7 5BF

A MODERN THREE BEDROOM TWO STOREY TOWN HOUSE.

£199,950 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED THREE BEDROOM TWO STOREY MID TOWN HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, living room and full width dining kitchen with understairs pantry area. The first floor landing then provides access to three bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating, double glazing, off-street parking to the front and enclosed garden space with good sized garden summerhouse.

The property is located in this popular part of Ilkeston within easy reach of excellent nearby schooling, healthcare needs, shopping facilities and transport links.

There is also easy access to Ilkeston train station, as well as a vast array of outdoor space and countryside.

We believe the property would make an ideal first time buy or young family home and we therefore highly recommend an internal viewing.

ENTRANCE HALL
6'1" x 2'10" (1.87 x 0.87)
Panel and double glazed front entrance door, radiator, staircase rising to the first floor, alarm control panel. Doors to lounge and WC.

WC
7'0" x 6'7" (2.15 x 2.01)
Two piece suite comprising push flush WC, corner wash hand basin with mixer tap and tiled splashbacks. Double glazed window to the front (with fitted roller blind), radiator.

LOUNGE
13'6" x 12'4" (4.12 x 3.78)
Double glazed window to the front (with fitted blinds), radiator, coving, media points.

DINING KITCHEN
13'7" x 9'7" (4.16 x 2.93)
The kitchen area comprises a matching range of fitted base and wall storage cupboards with granite effect 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, radiator, tiled splashbacks, plumbing space for washing machine and dishwasher, space for full height fridge/freezer. The dining area offers ample space for dining table and chairs, access to the understairs pantry. To the rear of the room there is a double glazed window and double glazed French doors then open out to the rear garden.

FIRST FLOOR LANDING
With decorative wood spindle balustrade, radiator, loft access point to a partially boarded, lit and insulated loft space. Doors to all bedrooms and bathroom. Boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

BEDROOM ONE
9'3" x 9'1" (2.83 x 2.78)
Double glazed window to the rear overlooking the rear garden, radiator, two double one single sized fitted wardrobes to one wall.

BEDROOM TWO
11'0" x 9'1" (3.36 x 2.78)
Double glazed window to the front (with fitted roller blind), radiator.

BEDROOM THREE
8'0" x 7'3" (2.46 x 2.22)
Double glazed window to the front (with fitted roller blind), radiator, laminate style flooring.

BATHROOM
6'4" x 5'6" (1.95 x 1.70)
Three piece suite comprising panel bath with mixer tap and mains ran shower, wash hand basin with mixer tap, push flush WC. Tiling to the walls, double glazed window to the rear, radiator, extractor fan.

OUTSIDE
To the front of the property there is an off-street parking driveway space to the front with pathway leading to the front entrance door.

TO THE REAR
The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary line with an initial paved patio seating area with matching pathway then leading down to the foot of the plot. The garden is designed for straightforward maintenance being predominantly graveled with a good sized summerhouse sitting at the foot of the plot. At the end of the garden there is a rear access gate and pathway which provides access to take the bins out. Outside tap and security light point.

DIRECTIONAL NOTE
From the main Ilkeston roundabout, drop down Nottingham Road heading in the direction of Trowell, before taking a left hand turn where Kensington Junior School can be found on the corner. Take a left turn and first right onto Hillingdon Drive. The property can then be found on the right hand side, identified by our For Sale board.

Property Information
Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating combination boiler

Septic Tank – No

Sewage – Mains supply

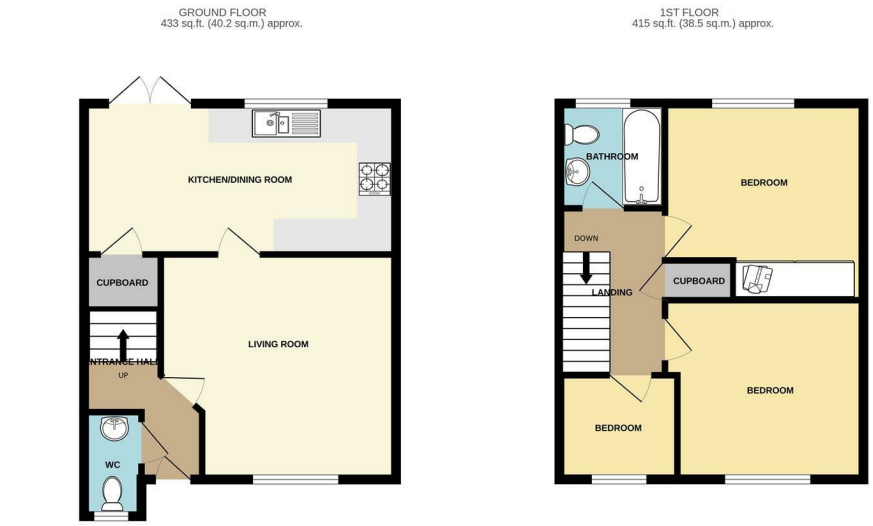
Flood Risk – No flooding in the past 5 years

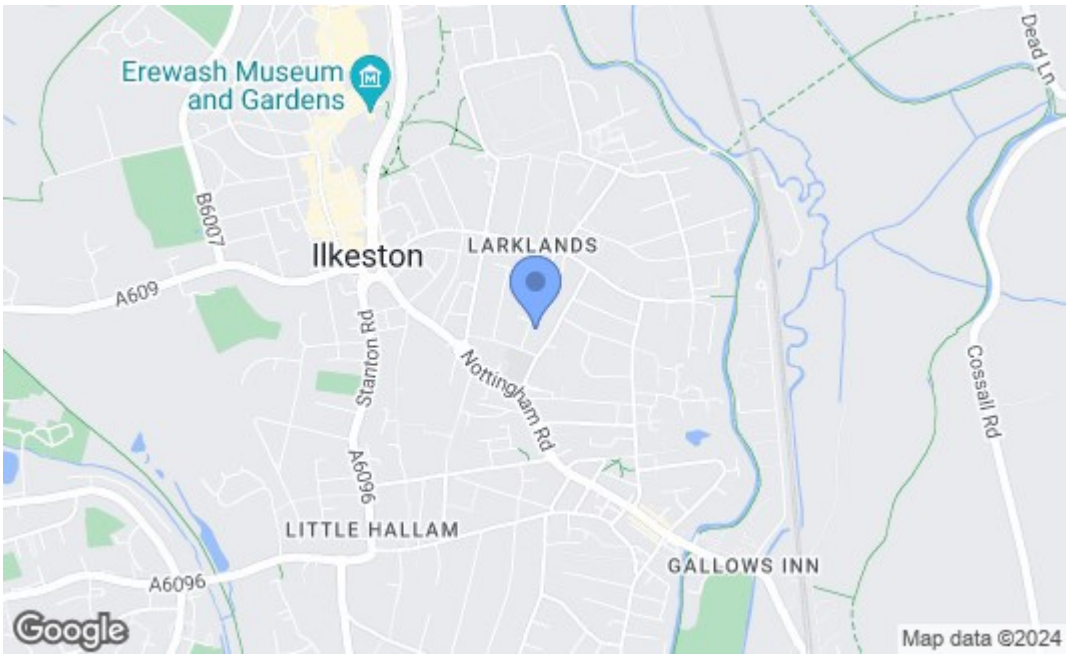
Flood Defenses – No

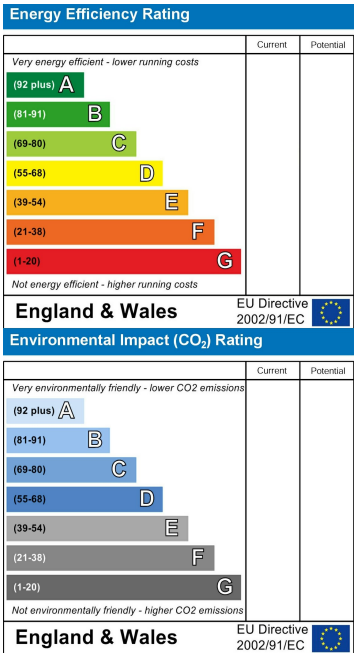
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







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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