Robert Ellis

look no further. . .

Millfield Road
Ilkeston, Derbyshire DE7 5DL

A THREE BEDROOM SEMI DETACHED HOUSE.

£235,000 Freehold

A kerb-side glance is not nearly enough to fully appreciate this extended and surprisingly spacious three bedroom semi detached house.

This property comes to the market for the first time since it was built by the family who are selling.

This property offers many surprising features including a larger than average garden plot with ample off-street parking, carport and substantial, gently tiered rear gardens, offering a fantastic space for families to enjoy.

Other features include a ground floor extension, significantly adding to the useable space with lounge, living dining room, breakfast kitchen and useful cloaks/WC.

Situated at the end of this tree-lined avenue, in this highly regarded residential suburb, the property boasts fantastic far-reaching views over the surrounding area to the rear. Conveniently situated within walking distance of local schools, regular bus service, local amenities and within easy reach is the market town centre of Ilkeston itself.

The property is centrally heated and double glazed and very much in a livable condition and offers fantastic potential for the incoming owners to put their own mark upon it and make it into fantastic long term family home.

Offered for sale with NO UPWARD CHAIN.

Viewing is recommended.

ENTRANCE PORCH
Double glazed window and front entrance door, further door to hallway.

HALLWAY
Stairs to the first floor, radiator.

CLOAKS/WC
Housing a low flush WC.

LOUNGE
16'11" into bay x 11'7" (5.17 into bay x 3.55)
Regency style fireplace with gas fire, radiator, double glazed window to the front.

LIVING DINING ROOM
22'3" x 11'8" (6.79 x 3.57)
A versatile and social space with radiator and double glazed patio doors to the rear. Door to kitchen.

KITCHEN
13'7" x 8'2" (4.15 x 2.51)
Range of fitted wall, base and drawer units, with work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Plumbing and space for washing machine, further appliance space. Double glazed window to the rear (enjoying views over the surrounding area). Door to rear garden.

FIRST FLOOR LANDING
Double glazed window and doors to bedrooms and shower room.

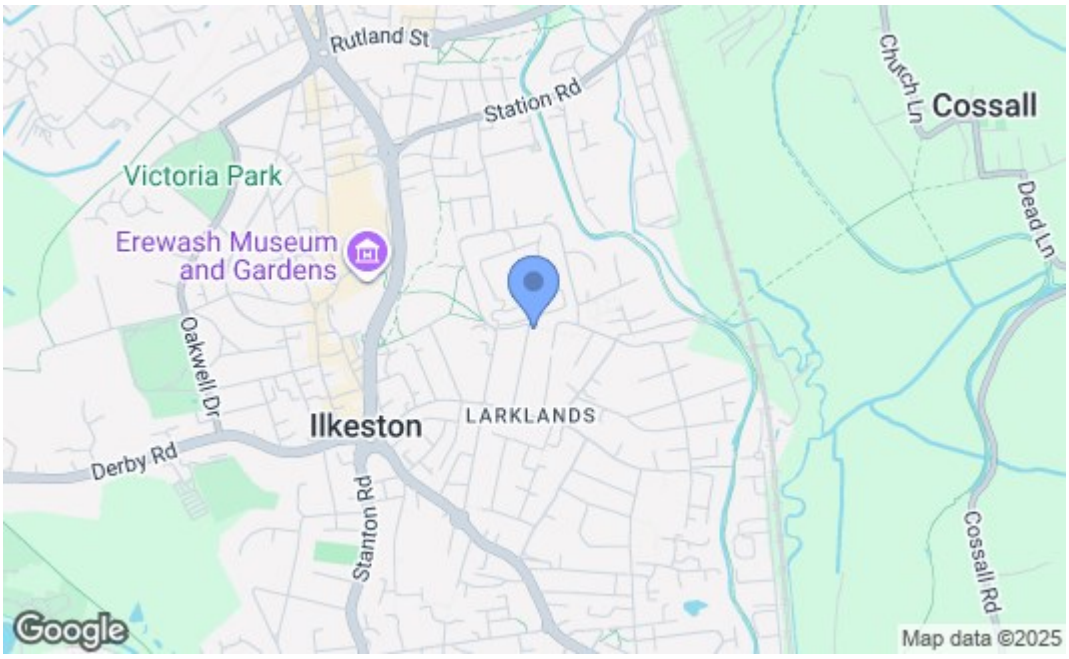
BEDROOM ONE
11'9" x 9'8" (3.60 x 2.97)
Fitted wardrobes, radiator, double glazed window to the rear (having a fantastic vista over the surrounding area).

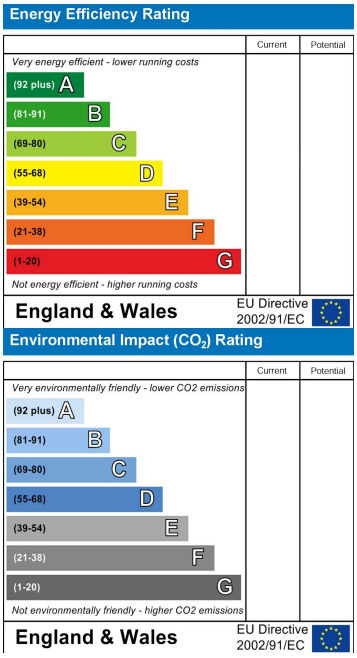
BEDROOM TWO
12'0" x 9'8" (3.66 x 2.95)
Fitted wardrobes, radiator, double glazed window to the front.

BEDROOM THREE
7'5" x 6'11" (2.28 x 2.12)
Fitted cupboard, radiator, double glazed window to the front.

SHOWER ROOM
Three piece suite comprising wash hand basin, low flush WC and walk-in shower cubicle with electric shower. Partially tiled walls, double glazed window.

OUTSIDE
The property has enclosed boundaries to the front, garden wall with wrought iron railings and wrought iron double gates opening to a driveway providing off-street parking, gates leading to a carport with roof-height sufficient for a caravan. This provides for additional off-street parking. The rear gardens are substantial in size and beyond the rear elevation is a patio and terraced area, access to a brick-built workshop. Steps lead to the lower garden which offer an expansive lawn and a variety of mature trees and shrubs which give a good degree of privacy.





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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