Robert Ellis

look no further. . .

A THREE BEDROOM FAMILY HOME.

Hobson Drive
Ilkeston, Derbyshire DE7 4LL

£290,000 Freehold

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Behind this attractive bay fronted traditional facade lies a modern contemporary family home.

This particularly well maintained and presented property comes to the market in a ready to move into condition and has features including gas fired central heating served from a combination boiler, double glazed windows throughout and a particular feature is the large open plan family dining kitchen with aspects to the rear. This is a great place for families to enjoy, as well as socialising with French doors opening to the rear garden, great in the Summer months when BBQing.

Further features of this property include a contemporary four piece bathroom with a slipper bath. There is also a useful external utility room with plumbing for washing machine.

The grounds and gardens of the property have been recently re-landscaped. To the front is a block paved forecourt, although currently there is no drop kerb. This has the potential for off-street parking for at least two vehicles. There is a useful garage and the rear garden has a contemporary feel with a porcelain tiled patio area, lawn and a further patio area at the top of the garden.

Situated in this popular residential suburb, within walking distance of local schools, regular bus service and within easy reach of Ilkeston town centre. For those looking to commute further afield, there are good road networks linking Nottingham and Derby, as well as Junction 25 of the M1 motorway.

This property is ideal for young families looking for the next step up the property ladder and we strongly recommend an early internal viewing.

ENTRANCE HALL
Double glazed window and front entrance door, stairs to the first floor.

LOUNGE
15'1" x 11'9" (4.60 x 3.60)
Radiator, double glazed bay window to the front.

DINING KITCHEN
19'4" x 10'6" (5.90 x 3.21)
Range of modern fitted wall, base and drawer units, with work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, gas hob with extractor hood over. Plumbing for dishwasher. Appliance space, table and chair space, radiator, understairs store cupboard, double glazed window and door to the rear, double glazed French doors opening to the patio area.

FIRST FLOOR LANDING
Double glazed window, doors to bedrooms and bathroom.

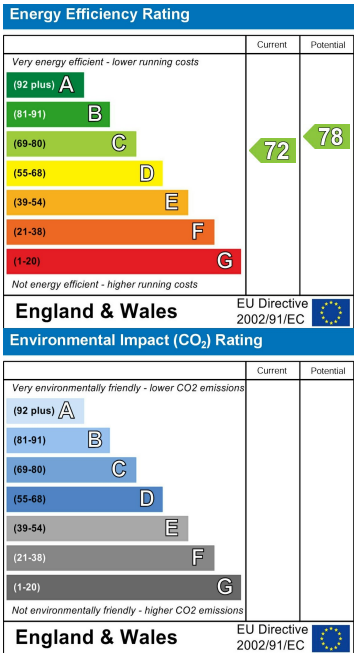
BEDROOM ONE
14'4" x 9'10" to wardrobes (4.39 x 3 to wardrobes)
Fitted wardrobes to one wall, radiator, double glazed bay window to the front.

BEDROOM TWO
11'7" x 10'3" (3.54 x 3.14)
Fitted wardrobe, radiator, double glazed window to the rear.

BEDROOM THREE
7'4" x 7'4" (2.25 x 2.24)
Radiator, double glazed window to the front.

BATHROOM
Incorporating a contemporary and modern four piece suite comprising wash hand basin with vanity unit, low flush WC, feature slipper bath and walk-in shower cubicle. Partial tiling to walls, heated towel rail, double glazed window.

OUTSIDE
The property is set back from the road with a block paved forecourt. The block paving continues along the side of the property and gives access to the rear garden and garage. There is an attached utility closet to the property which has space and plumbing for a washing machine, wall mounted gas combination boiler (for central heating and hot water). The rear garden is a generous size and attractively landscaped with contemporary porcelain tile patio area with matching pathway running through the section of garden laid to lawn. At the foot of the plot is a further porcelain patio area.



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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