

**The Copse**  
Ilkeston, Derbyshire DE7 8TT

**£475,000 Freehold**

A FOUR BEDROOM DETACHED FAMILY HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS MODERN FOUR BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS AWARD WINNING CUL DE SAC LOCATION ON THE OUTSKIRTS OF ILKESTON HEADING TOWARDS SHIPLEY. NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hall, living room, dining room, kitchen, utility and WC. The first floor landing provides access to four bedrooms and a shower room.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, double garage and generous garden space to the rear incorporating fantastic views beyond.

The property is situated in this award winning cul de sac location on the outskirts of Ilkeston bordering Shipley, retaining easy access to excellent nearby amenities, schooling, transport links (including M1 motorway and Ilkeston train station), whilst also being on the edge of access to fantastic open countryside.

We believe the property will make an ideal long term family home and we highly recommend an internal viewing.



### ENTRANCE HALL

13'10" x 5'10" (4.22 x 1.80)

uPVC panel and stained glass front entrance door accessed from the block paved driveway, staircase rising to the first floor with decorative wood spindle balustrade, radiator with display cabinet, doors leading to living room and kitchen.

### LIVING ROOM

18'7" x 13'3" (5.67 x 4.04)

Curved double glazed bow window to the front (with fitted blinds), two radiators, coving, media points, as well as a full width fireplace incorporating shelving, media space and central coal effect electric fire. Opening through to the dining room.

### DINING ROOM

11'1" x 9'4" (3.38 x 2.86)

Sliding double glazed patio doors opening out to the rear garden (with fitted blinds), radiator, coving. Door to kitchen.

### KITCHEN

15'1" x 11'7" (4.60 x 3.54)

The kitchen comprises a matching range of relatively modern fitted base and wall storage cupboards and drawers with laminate style roll top work surfaces incorporating matching central island and breakfast bar unit. One and a half bowl sink unit with draining board and mixer tap, fitted four ring 'Neff' hob with matching curved extractor canopy over, glass fronted crockery cupboards, integrated kitchen appliances incorporating a 'Neff' dishwasher, as well as a matching double 'Neff' oven and combination grill, useful pull-out storage drawers, integrated fridge, radiator, tiled floor, LED spotlights, two double glazed windows to the rear (with fitted blinds) making the most of the views over towards the garden and countryside beyond. Useful understairs storage pantry with a continuation of the tiled floor, lighting, coat pegs. Further doors give access back through to the hallway and through into the utility room.

### UTILITY ROOM

11'6" x 5'7" (3.52 x 1.71)

Plumbing and space for under-counter washing machine and tumble dryer, useful countertop space incorporating a single sink and draining board with central mixer tap and hot/cold water supply, useful base storage cabinet, double glazed window to the rear (with fitted blinds), uPVC panel and double glazed exit door to the rear garden, radiator, tiled floor, spotlights, space for fridge/freezer, doors to ground floor WC and into the garage.

### WC

7'2" x 2'9" (2.19 x 0.85)

Two piece suite comprising push flush WC, wash hand basin with mixer tap and tiled splashback, double glazed window to the rear (with fitted blinds), tiled floor, chrome ladder towel radiator.

### FIRST FLOOR LANDING

Decorative wood spindle balustrade rising from the first floor, radiator with display cabinet, doors to bedrooms and bathroom. Loft access point to an insulated loft space.

### BEDROOM ONE

11'5" x 10'9" (3.49 x 3.29)

Double glazed window to the front (with fitted blinds), radiator, coving, fitted storage wardrobe.

### BEDROOM TWO

10'9" x 9'11" (3.28 x 3.03)

Double glazed window to the front (with fitted blinds), radiator, coving, fitted storage wardrobe.

### BEDROOM THREE

10'6" x 9'11" (3.21 x 3.04)

Double glazed window to the rear making the most of the fantastic far reaching views and the rear garden, radiator, coving, fitted storage wardrobe.

### BEDROOM FOUR

10'6" x 7'11" (3.22 x 2.42)

Double glazed window to the rear making the most of the fantastic views and rear garden, radiator, coving.

### BATHROOM

8'1" x 6'3" (2.48 x 1.92)

Modern white four piece suite comprising panel bath with mixer tap and handheld shower attachment, separate tiled and enclosed shower cubicle with mains shower, glass screen and sliding door, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Tiling to the walls, chrome ladder towel radiator, double glazed window to the rear (with fitted blinds), extractor fan, wall mounted LED lit bathroom mirror.

### OUTSIDE

To the front of the property there is a lowered kerb entry point to a shaped and curved block paved driveway providing off-street parking for two vehicles. The driveway leads to the double garage with electric operated garage doors, dual pedestrian access down both sides of the property. The front garden is designed for straightforward maintenance with decorative gravel stone chippings, range of planted beds and borders housing a verity of bushes and shrubbery.

### TO THE REAR

The rear garden is a fantastic size, ideal for families, with a good size paved patio entertaining space. This leads onto a generous central lawn with planted borders and beds housing a variety of bushes and shrubbery. Decorative stone and chippings surrounding the patio and to the foot of the plot where there are well maintained hedgerows to the boundary line, a further patio seating area to the rear part of the garden. There is a personal access door to the rear part of the garage, as well as external lighting points and water tap.

### DOUBLE GARAGE

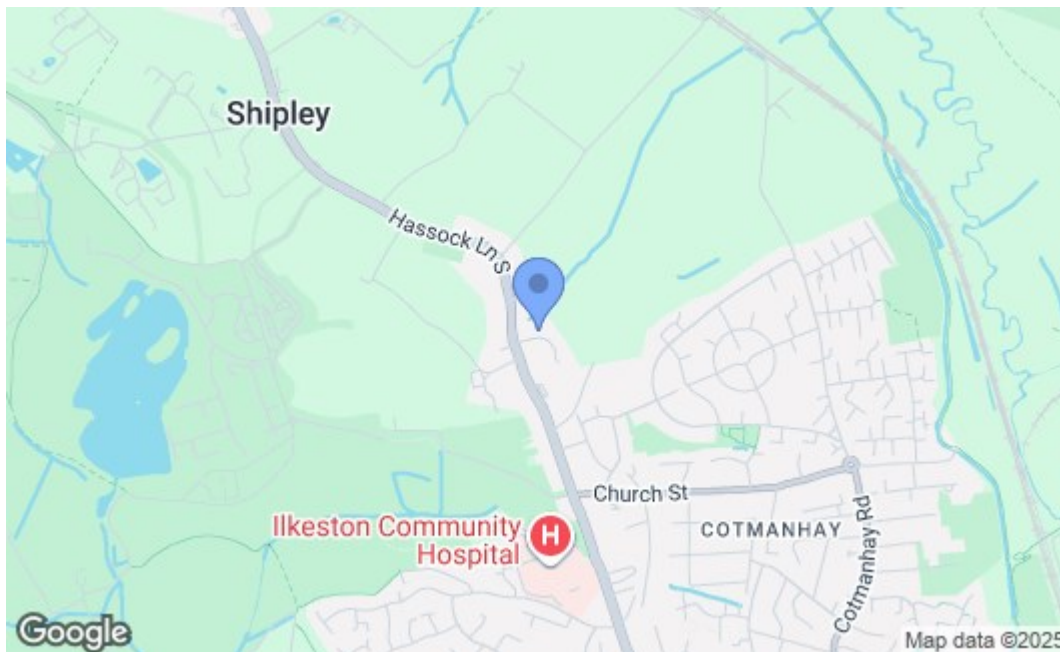
27'6" 19'8" max x 19'1" (8.4 6 max x 5.82)

Twin electrically operated garage doors to the front, personal access panel and glazed door to the rear, separate workshop area, as well as allowing space for two cars. Power and lighting points, as well as housing the gas fired combination boiler for central heating and hot water purposes. Useful pitched mezzanine roof space (ideal for storage).

### DIRECTIONS

Upon leaving Ilkeston centre head down Chalons way towards the Tesco/Aldi roundabout and continue in the direction of Shipley/Henor before taking an eventual right hand turn into the cul de sac of The Copse. The property can be found on the left hand side, idenfied by our For Sale board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.