



Ascot Place  
Ilkeston, Derbyshire DE7 4GB

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**Offers Over £200,000 Freehold**



Situated at the head of a cul de sac with a larger than average garden plot of 0.13 of an acre is this family-size three bedroom semi detached house.

Behind this traditional facade lies a modern and contemporary home which is ready for immediate occupation. There is a generous lounge/diner which has French doors opening to a large terraced patio area and enjoys views over the garden and surrounding area. The kitchen offers a modern twist to a country classic with wood blockwork surfacing, Belfast sink and some integrated appliances.

Further features of this property include gas fired central heating served from a combination boiler, double glazed windows, useful utility room and a good size family bathroom offering a touch of luxury with a roll top bath and separate shower.

Without a doubt, one of the features of this property is the large SOUTH FACING rear garden with a sloping lawn and patio (great for al fresco dining and BBQing in the Summer month). The shared driveway leads to a gravel forecourt which provides parking for at least two vehicles, which could be exploited further into the garden (if required).

Situated in a small cul de sac in this popular residential suburb, with schools for all ages within an easy reach as is a regular bus service and the nearby market town of Ilkeston. For those who enjoy the outdoors, you are within a minute's walk of open countryside.

A great property for first time buyers and young families. An early internal viewing is highly recommended.



## ENTRANCE HALL

Double glazed front entrance door, double glazed window, radiator, stairs to the first floor.

## LOUNGE/DINER

18'4" x 12'0" reducing to 10'4" (5.61 x 3.68 reducing to 3.15)

A spacious, light and airy room with a feature brick fireplace. Two radiators, double glazed window, French doors opening to the rear garden.

## BREAKFAST KITCHEN

13'10" x 7'8" (4.22 x 2.36)

Incorporating a range of modern fitted wall, base and drawer units with wood block work surfacing, matching breakfast bar and inset ceramic Belfast sink unit. Electric/gas cooker, integrated dishwasher and fridge. Double glazed window to the front, double glazed door to the side. Door to the utility.

## UTILITY

10'9" x 4'11" (3.3 x 1.5)

Wall and base units with work surfacing, stainless steel sink unit with single drainer. Plumbing and space for washing machine, further appliance space, wall mounted gas combination boiler (for central heating and hot water). Double glazed door to the rear.

## FIRST FLOOR LANDING

Double glazed window. Loft hatch.

## BEDROOM ONE

11'8" x 11'0" (3.57 x 3.37)

Radiator, double glazed window to the rear.

## BEDROOM TWO

10'9" x 9'3" (3.28 x 2.82)

Radiator, double glazed window to the rear.

## BEDROOM THREE

9'4" less baulk head x 7'8" (2.87 less baulk head x 2.34)

Radiator, double glazed window to the front.

## BATHROOM

7'11" x 7'4" (2.42 x 2.26)

Incorporating a luxury suite comprising wash hand basin

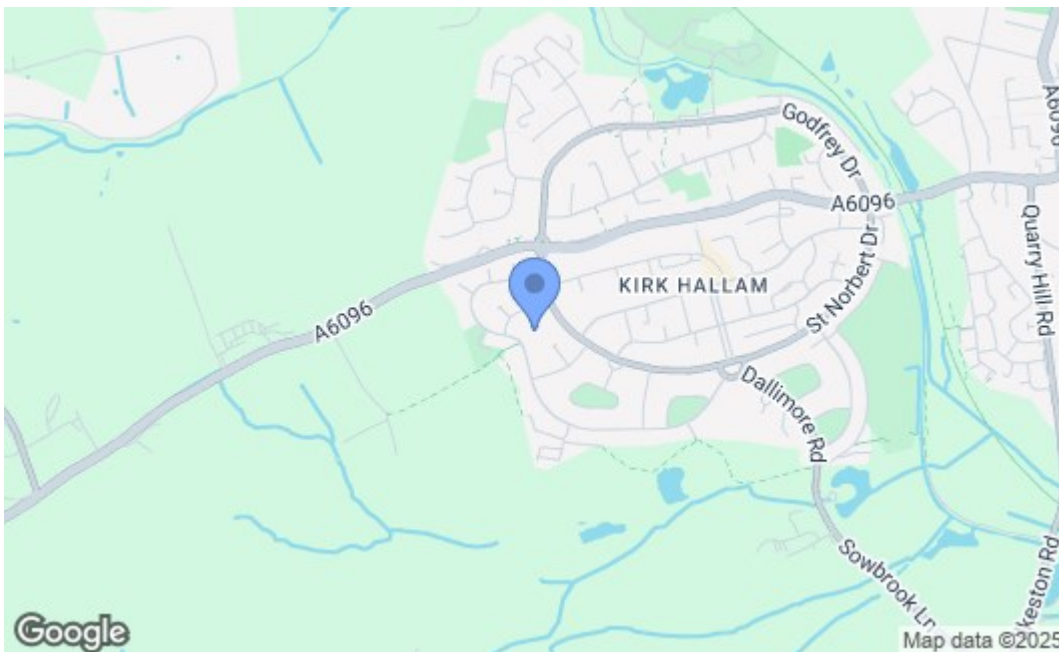
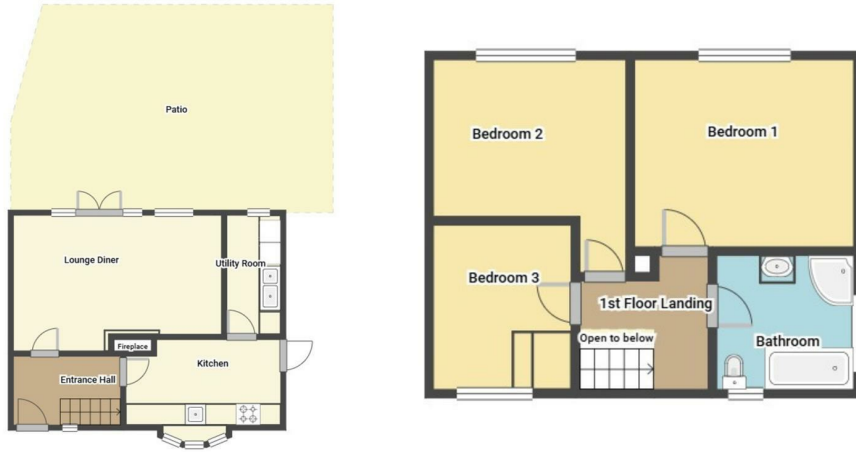
with vanity unit, low flush WC, roll top bath and walk-in shower enclosure with thermostatically controlled shower. Partially tiled walls, heated towel rail, double glazed window.

## OUTSIDE

The property is situated in the corner of a cul de sac with an open shared block paved driveway which leads to gravel courtyard with off-street parking for at least two vehicles. By removing the rear fence, this could be extended to provide further off-street parking (if required). There is a section of gravel bed to the front elevation and a pathway at the side with gate leading to the rear garden. The SOUTH FACING rear garden comprises a large terraced patio area finished with Indian stone and slabs (great for BBQing and al fresco dining in the Summer months). There is a sleeper retaining wall, inset ornamental broken slate beds, beyond this is an expansive garden laid to lawn. To one corner of the garden, there is a generous garden shed.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
72			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		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.