Robert Ellis

look no further. . .

Gadsby Close
Ilkeston, Derbyshire DE7 4SB

A THREE BEDROOM SEMI DETACHED HOUSE

£190,000 Freehold

0115 949 0044

/robertellisestateagent

@robertellisea

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET A THREE BEDROOM SEMI DETACHED HOUSE, POSITIONED WITHIN THIS RESPECTED AND QUIET CUL DE SAC LOCATION.

With accommodation over two floors comprising entrance hall, living room, dining room and kitchen to the ground floor. The first floor landing provides access to three bedrooms and a three piece bathroom.

Other benefits to the property include gas fired central heating, double glazing, off-street parking and generous enclosed rear garden.

The property itself sits favourably within close proximity of excellent nearby schooling for all ages, good nearby transport links including north and south access to the M1 both junctions 25 and 26, Ilkeston Train Station as well as other local routes into Stapleford, Beeston and Long Eaton. The Nutbrook Trail, countryside and various retail parks are also close by, offering a variety of national and independent retailers.

The property would ideally suit both first time buy or young families and we therefore highly recommend an internal viewing.

ENTRANCE HALL
4'4" x 4'1" (1.34 x 1.27)
Panel and stained glass front entrance door, radiator, stairs rising to the first floor and door to living room.

LOUNGE
13'11" x 12'7" (4.25 x 3.84)
Double glazed window to the front with fitted Roman blinds, two radiators, coving, wooden flooring, media points and double Georgian style doors to dining room.

DINING ROOM
9'8" x 8'1" (2.96 x 2.47)
Double glazed French doors opening out to the rear garden, radiator, wooden flooring, coving and useful understairs storage cupboard. Archway to kitchen.

KITCHEN
9'7" x 7'4" (2.94 x 2.25)
Comprising a range of matching fitted base and wall storage cupboards with roll top work surfaces incorporating four ring gas hob with extractor over and oven beneath, plumbing for washing machine and space for further under-counter kitchen appliance. Single sink and drainer with central mixer tap, tiled splashbacks, boiler cupboard housing the gas fired central heating boiler, double glazed window to the rear with fitted slatted blind, space for full height fridge/freezer, tiled floor and spotlights.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom, double glazed window to the side with fitted Roman blind, loft access to a partially boarded and insulated loft with power. Airing cupboard housing hot water cylinder and shelving above.

BEDROOM 1
12'4" x 9'7" (3.76 x 2.93)
Double glazed window to the rear with fitted Roman blind and radiator.

BEDROOM 2
9'11" x 9'6" (3.04 x 2.9)
Double glazed window to the front with fitted slatted blind, radiator and laminate flooring.

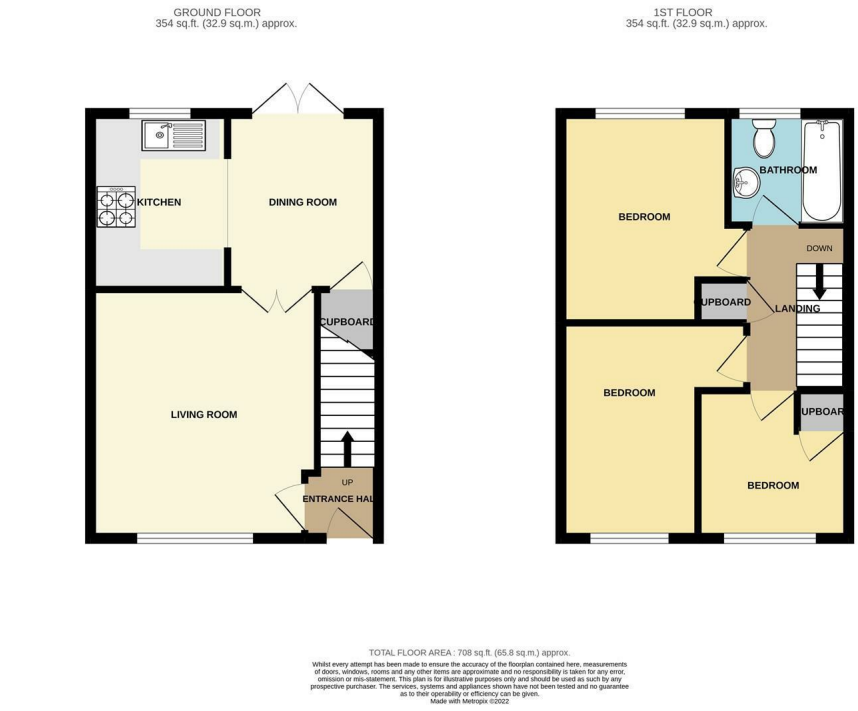
BEDROOM 3
8'8" x 6'5" (2.66 x 1.97)
Double glazed window to the front with fitted slatted blind, radiator, laminate flooring and useful over the stairs storage cupboard.

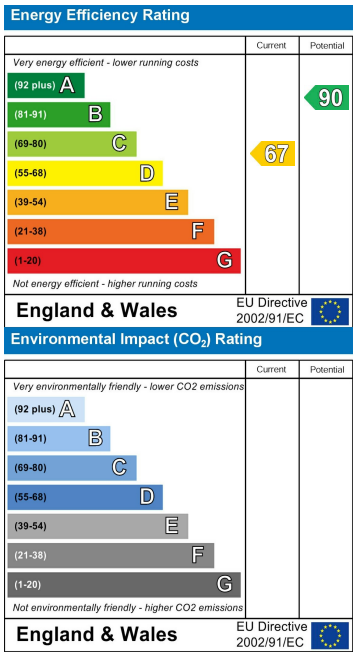
BATHROOM
6'6" x 6'3" (2 x 1.93)
Shaped panel bath with mains fed shower over, low flush w.c. and wash hand basin with tiled splashbacks. Partially tiled walls, double glazed window to the rear with fitted blind, extractor fan, spotlights and radiator.

OUTSIDE
To the front of the property is a shaped lawn garden and tarmac driving leading down the right hand side, providing off-street parking, which in turn affords pedestrian access through to the rear garden. The rear garden is of a good size, being enclosed by timber fencing, incorporating a good size lawn section, patio, decorative gravel chippings and stepping stone pathway providing access to the foot of the plot with timber storage shed, planted borders and an additional timber storage shed, lighting point and water tap.

DIRECTIONAL NOTE
From the main Ilkeston roundabout, proceed along Nottingham Road heading in the direction of Ilkeston, before taking an eventual right turn just prior to the turning for Screwfix onto Thurman Street. This continues onto Corporation Road and up the hill to the 'T' junction before taking a right turn onto Longfield Lane. Take the first left onto Harrow Drive to the 'T' junction and left onto Thistle Road. Take the first right onto Gadsby Close and the property can then be found on the left hand side.

Ref: 7436nh





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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044