Robert Ellis

*look no further. . .*

Spinney Road
Ilkeston, Derbyshire DE7 4LH

A BAY FRONTED 1940'S FOUR BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

**Offers In The Region Of**

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET FOR THE FIRST TIME IN OVER 40 YEARS THIS EXTENDED BAY FRONTED FOUR BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

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

The property also benefits from gas fired central heating, double glazing, off-street parking/car port, and enclosed garden space to the rear.

The property is situated in this popular and established location within walking distance of the highly regarded St Thomas School, as well as providing easy access to open countryside such as Shipley Country Park and the Nutbrook Trail.

There is also easy access to Ilkeston train station, good bus services and links, and other nearby road connections to the surrounding areas.

Originally constructed in the 1940's and since extended in the 1970's and early 2000's, the property offers a good space for a growing family and we would highly recommend an internal viewing.

## ENTRANCE HALL
3'5" x 3'2" (1.05 x 0.98)
uPVC panel and double glazed front entrance door, staircase rising to the first floor, radiator, electrical meter storage cupboard. Door to living room.

## LIVING ROOM
15'8" x 11'10" (4.79 x 3.63)
Double glazed bay window to the front, decorative coving and matching ceiling rose, radiator, media points, wall light points, Adam-style fire surround incorporating marble insert and hearth, and coal-style fire. Panel and glazed door then leads through to the dining room.

## DINING ROOM
15'5" x 9'6" (4.72 x 2.90)
Radiator, decorative coving and ceiling rose, double glazed window to the side, laminate flooring, door access back to the living room. Opening through to the kitchen.

## KITCHEN
12'3" x 6'10" (3.75 x 2.09)
A matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating one and half bowl sink unit with draining board and central mixer tap. Fitted gas hob with extractor over, decorative tiled splashbacks, in-built eye level oven and CDA combination oven, radiator, overhanging breakfast bar to match the worktop space, double glazed window to the rear (with fitted blinds), coving, double glazed exit door to outside, tile effect flooring, in-built fridge/freezer. Concertina doors open out to the utility area with tiled flooring, tiled walls, useful storage space, space for a full height fridge/freezer, with power and lighting points.

## FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Loft access point with pulldown loft ladders to a boarded, lit and insulated loft space.

## BEDROOM ONE
12'2" x 10'8" (3.73 x 3.26)
Double glazed window to the front, radiator, useful overstairs storage space with shelving and hanging rail, range of bedroom furniture including wardrobes, drawers and overhead storage cupboards (can be included in the sale).

## BEDROOM TWO
10'2" x 9'11" (3.11 x 3.04)
Double glazed window to the front, radiator, freestanding bedroom furniture (can be included in the sale).

## BEDROOM THREE
10'11" x 7'7" (3.34 x 2.32)
Double glazed window to the rear, radiator, useful storage closet with shelving, freestanding double wardrobe (can be included in the sale).

## BEDROOM FOUR
7'2" x 6'11" (2.20 x 2.11)
Double glazed window to the rear, radiator, laminate flooring.

## BATHROOM
9'10" x 7'6" (3.01 x 2.31)
Four piece suite comprising panel bath with mixer tap and handheld shower attachment, good size tiled and enclosed shower cubicle with mains ran shower and glass screen/door, wash hand basin with mixer tap with storage cabinets beneath, hidden cistern push flush WC. Fully tiled walls and floor, electric underfloor heating, chrome towel radiator, double glazed window to the rear (with fitted blinds), spotlights, wall mounted bathroom storage cabinet, extractor fan.

## OUTSIDE
To the front of the property there is a lowered kerb entry point to a block paved driveway which leads through to a covered car port (with lighting, outside water tap and useful externally accessed understairs storage space) and beyond gated pedestrian access into the rear garden. The front and side gardens have decorative plum slate shingle and a well stocked planted rockery style garden housing a variety of mature bushes, shrubs and plants.

## TO THE REAR
The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary line. The rear garden has a covered decked area with artificial lawn, planted and stocked flowerbeds and borders housing a variety of bushes, shrubs, trees and plants, pond with water feature, timber storage shed with power and light.

## COUNCIL TAX
Erewash Borough Council - Council Tax Band B.

## Additional Information
Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

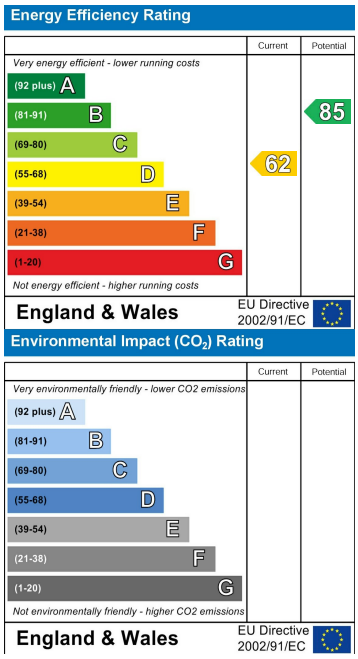
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DIRECTIONAL NOTES
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, continue to the left onto Pasture Road and proceed in the direction of Trowell. Veer left at the mini island and continue past the entrance to Trowell Garden Centre. At the traffic junction adjacent to St Helen's Church, turn left onto Ilkeston Road, Trowell. At the bend in the road, veer left onto Nottingham Road, Ilkeston. At the main Ilkeston roundabout, take a left hand turn onto Stanton Road, descend the hill and take a right turn onto Hobson Drive. The property can be found on the left hand side joining Hobson Drive and Spinney Road, identified by our For Sale board.




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