



**Kingsway**  
**Ilkeston, Derbyshire DE7 4DG**

**£285,000 Freehold**

A THREE BEDROOM DETACHED HOUSE  
WITH BATHROOM & EN-SUITE.





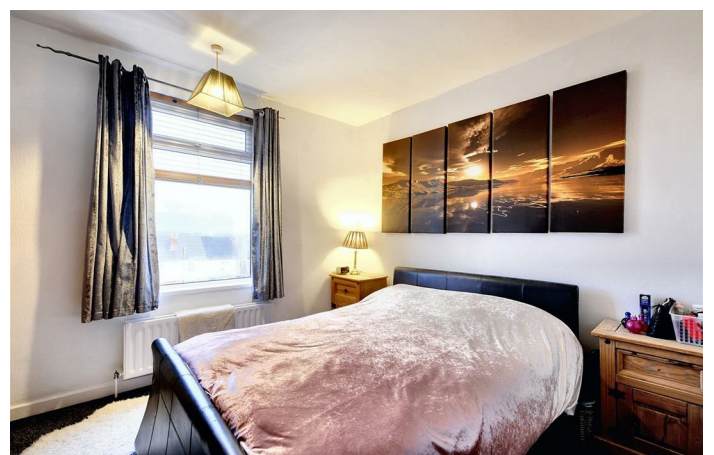
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS SPACIOUS AND ATTRACTIVE THREE BEDROOM, TWO BATHROOM DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND LEAFY RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, living room, dining room, conservatory and kitchen. The first floor landing provides access to three bedrooms, family bathroom and en-suite facilities.

The property also benefits from an enclosed garden to the rear and an approximate 100ft garden space to the front incorporating off-street parking and detached garage with power, lighting and wi-fi access.

The property is located within this leafy residential location within close proximity of the shops and services in Ilkeston town centre. There is also easy access to open countryside nearby and transport links, schooling and healthcare needs.

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





### ENTRANCE HALL

8'0" x 5'1" (2.46 x 1.56)

Composite entrance door, double glazed window to the side (with fitted blinds), staircase rising to the first floor, telephone point. Doors to living room and kitchen.

### LIVING ROOM

12'11" x 11'10" (3.95 x 3.62)

Double glazed window to the front (with fitted blinds), radiator, coving, wooden flooring, media points, dado rail, marble hearth with electric fire above. Door to dining room.

### DINING ROOM

9'11" x 9'10" (3.03 x 3.01)

Double Georgian-style doors to the rear opening to the conservatory, radiator, dado rail, wooden flooring. Door to the kitchen.

### CONSERVATORY

uPVC and double glazed construction with sliding patio doors to the side and rear opening into the rear garden, wooden flooring.

### "L" SHAPED FAMILY DINING BREAKFAST KITCHEN

max 22'9" x 16'7" (max 6.94 x 5.08)

The kitchen area comprises a matching range of fitted base and wall storage cupboards with marble-effect square edge work surfaces and matching breakfast bar with inset double bowl sink unit with draining board and mixer tap, fitted induction hob with curved extractor, LED lit fan over and double oven beneath, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), plumbing for washing machine, glass fronted crockery cupboard, space and plumbing for American-style fridge/freezer, two breakfast bar areas, two radiators, dual aspect double glazed windows to the front and rear (both with fitted blinds), media points, coving. Doors back through to the hallway and dining room, and useful under-stairs walk-in storage pantry with lighting and shelving.

### FIRST FLOOR LANDING

Doors to bedrooms and bathroom, radiator.

### BEDROOM ONE

12'11" x 10'2" (3.96 x 3.12)

Double glazed window to the front (with fitted blinds) making the most of the far-reaching views beyond, radiator, useful over-stairs storage cupboard. Door to en-suite.

### EN-SUITE

6'4" x 4'2" (1.95 x 1.29)

Three piece suite comprising separate tiled and enclosed shower cubicle with electric shower, push flush WC, wash hand basin. Fully tiled walls, tiled floor, double glazed window to the side, radiator, extractor fan.

### BEDROOM TWO

9'11" x 9'11" (3.04 x 3.03)

Double glazed window to the front (with fitted blinds) making the most of the views beyond, radiator.

### BEDROOM THREE

12'0" x 9'11" (3.66 x 3.04)

Double glazed window to the rear, radiator.

### BATHROOM

13'11" x 8'10" (4.25 x 2.70)

Spacious room comprising a four piece suite with spa bath and central waterfall-style mixer tap, wash hand basin with waterfall-style mixer tap, double storage cabinets beneath and mirror front bathroom cabinet over, push flush WC, separate tiled and enclosed shower cubicle with "drench" style mains shower, fully tiled walls and floor (with decorative centre piece), wall mounted bathroom cabinet, chrome heated ladder towel radiator, panelled ceiling with inset spotlights, two double glazed windows to the rear (one with fitted blinds), extractor fan, storage cupboard with shelving.

### OUTSIDE

To the front of the property there is approximately 100ft of garden space to the front with patio and decked entertaining areas, as well as pathways leading to the front entrance door and back down to the driveway, decorative stone chippings and an array of planted mature bushes and shrubbery offering screening from the front. To the front part of the garden there is a driveway space for several cars which, in turn, leads to the detached garage via double opening doors.

### DETACHED GARAGE

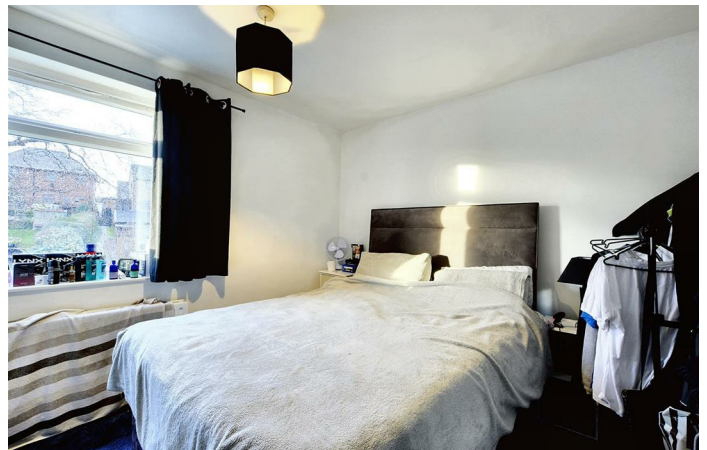
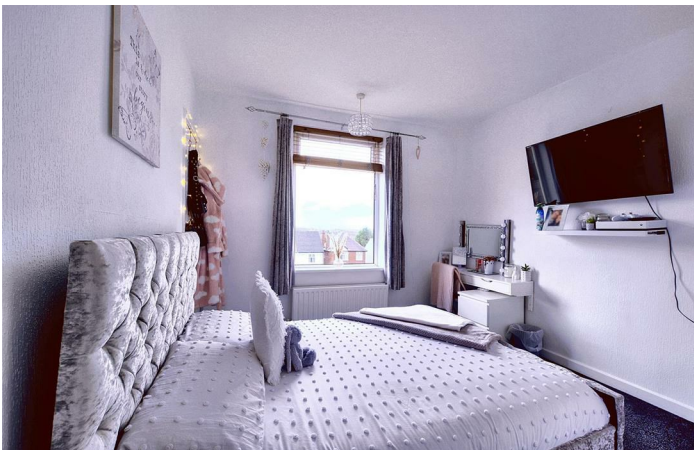
Power, lighting and wi-fi access.

### TO THE REAR

The rear garden is enclosed via rendered/painted wall with decorative coping stones, being predominantly paved (ideal for ease of maintenance and entertaining), sunken pond, decorative gravel chippings, external lighting point and water tap.

### DIRECTIONAL NOTE

Proceed in the direction of Ilkeston from New Stanton, over the bridge onto Quarry Hill. Proceed up the hill in the direction of the "Bulls Head" roundabout, and take a right hand turn onto Longfield Lane. Take the third left hand turn onto Kingsway and the property can be found after descending the hill on the left hand side, identified 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			
		68	84
<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.