



**Philip Avenue**  
**Nuthall, Nottingham NG16 1EB**

**£300,000 Freehold**

A UNIQUE, THREE BEDROOM, TWO BATHROOM DETACHED HOUSE, SITUATED WITHIN THIS SOUGHT AFTER LOCATION



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET, WITH NO UPWARD CHAIN, A UNIQUE, THREE BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE, POSITIONED WITHIN THIS WELL REGARDED AND POPULAR RESIDENTIAL LOCATION, BELIEVED TO HAVE ONLY HAD TWO OWNERS SINCE ITS ORIGINAL CONSTRUCTION.

With accommodation over two floors comprising entrance hall, living room, dining room, conservatory, kitchen, bedroom en suite and separate cloaks/w.c, to the ground floor. The first floor landing provides access to two further bedrooms and a bathroom.

Other benefits to the property include gas fired central heating from a combination boiler, double glazing, off-street parking, integral garage incorporating utility space and generous front and rear gardens.

The property is situated within this highly regarded residential location, within easy reach of excellent nearby amenities, schooling, shopping facilities and transport links including junction 26 of the M1 Motorway and access to the Giltbrook Retail Park, Ilkeston railway station and tram networks.

Although requiring a degree of modernisation in places, we believe the property offers great potential to further extend (subject to the relevant permissions and approvals) and could make an ideal long-term family home.

We highly recommend an internal viewing.



### SIDE HALLWAY

7'4" x 3'3" (2.26 x 1.01)

UPVC panel and double glazed front entrance door, radiator, decorative floor tiles, double glazed windows to the side and rear, useful cloaks cupboard with hanging rail and panel and glazed side entrance door.

### LIVING ROOM

14'11" x 10'11" (4.57 x 3.34)

Sliding double glazed patio doors opening out to the conservatory, radiator, wall light points, central brick chimney breast with tiled hearth incorporating coal effect fire, media points, door to side lobby, opening through to dining room.

### CONSERVATORY

12'2" x 12'1" (3.72 x 3.69)

Brick and double glazed construction with pitched polycarbonate roof, radiator, tiled floor and double glazed French doors opening out to the rear garden.

### DINING ROOM

11'0" x 10'4" (3.36 x 3.17)

Double glazed bow window to the front, radiator, wood panel ceiling and access kitchen.

### KITCHEN

10'5" x 9'7" (3.19 x 2.94)

Comprising a range of matching fitted base and wall storage cupboards with roll top work surfaces incorporating 1½ bowl sink unit, central mixer tap and tiled splashbacks. Space for cooker, space for fridge/freezer, plumbing for dishwasher, double glazed window to the front with fitted roller blind, glass fronted crockery cupboard, breakfast bar area for 2/3 bar stools, radiator and side UPVC double glazed exit door to outside lobby.

### INNER LOBBY

Doors to ground floor bedroom and w.c. with turning staircase rising to the first floor.

### GROUND FLOOR BEDROOM

13'6" x 9'9" (4.12 x 2.98)

Double glazed window to the rear, radiator and opening to:

### EN SUITE

6'1" x 2'6" (1.87 x 0.78)

Walk-in shower cubicle, mains fed shower attachment, tiling to walls and providing for spotlights and extractor fan.

### CLOAKS/W.C.

6'3" x 3'1" (1.93 x 0.94)

Two piece suite comprising push-flush w.c. and wash hand basin, fully tiled walls and floor and double glazed window to the side.

### FIRST FLOOR LANDING

Radiator to half landing, wall light point and from the first floor landing area doors lead to both bedrooms, bathroom and useful deep landing storage cupboard with lighting.

### BEDROOM 2

15'8" x 9'10" (4.78 x 3)

Fitted wardrobes and matching overhead storage cupboards, double glazed window to the side with fitted blinds, radiators, fitted bedside unit, matching drawers, vanity area and telephone point.

### BEDROOM 3

9'8" x 6'11" (2.96 x 2.13)

Double glazed window to the side and radiator.

### SHOWER ROOM

7'0" x 6'3" (2.15 x 1.93)

Three piece suite comprising double size shower cubicle with glass shower screen and Mira electric shower, wash hand basin with mixer tap and storage cupboards beneath, hidden cistern low flush w.c., wall mounted mirror fronted bathroom cabinet and display shelving, double glazed window to the side, radiator and partially tiled walls.

### OUTSIDE

To the front of the property is a lawned garden with planted rockery and flower beds, open driveway providing off-street parking, which in turn leads to the integral garage, UPVC entrance door to the side lobby, gated access and pedestrian pathway giving access to the front entrance door. The rear garden is bounded by timber fencing. There is a lawn section with planted borders, paved patio space for entertaining, area for a greenhouse on a brick base, paved pathway providing access to the door leading back through to the driveway, external water tap and brick store with shelving, doors to outside w.c. and one through to the garage.

### EXTERNAL W.C.

Housing low flush w.c. and aluminium window to the rear.

### GARAGE

19'1" x 7'11" (5.83 x 2.43)

Up and over door to the front, block window to the side, ceiling lights, power points, gas and electricity meters. opening through to:

### UTILITY AREA

7'11" x 2'11" (2.42 x 0.9)

Plumbing for washing machine, space for tumble dryer, tiled floor and wall mounted Worcester gas fired central heating combination boiler.

### DIRECTIONS

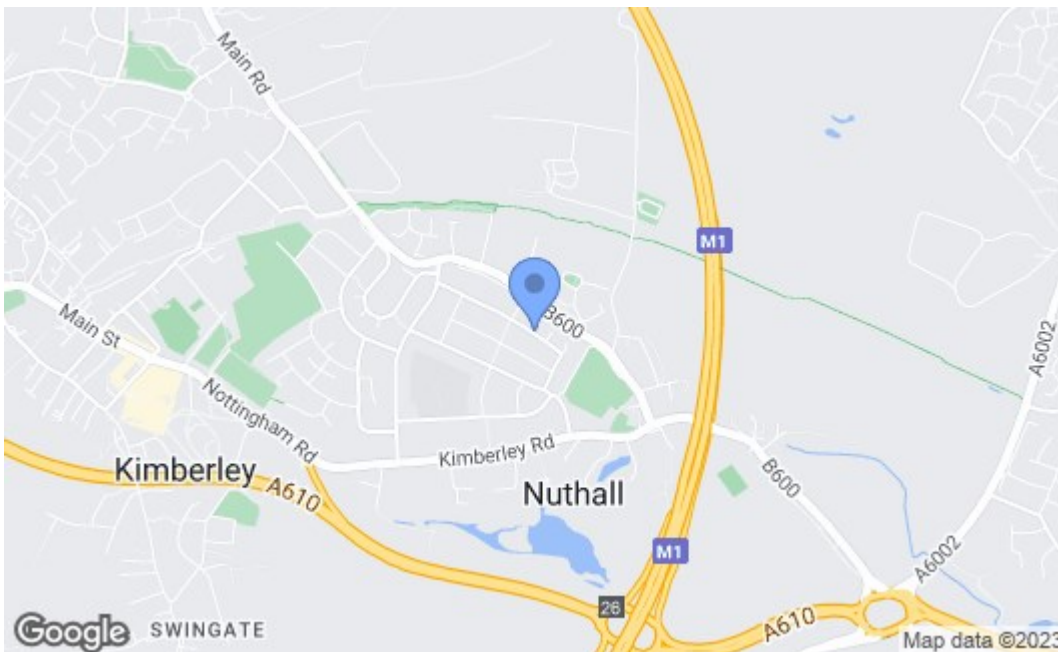
From the Nuthall Island proceed as if heading in the directions of Kimberley. At the traffic junction proceed straight over and pass the Three Ponds on the left. Take a right hand turn on to Maple Drive and turn right after the bend in the road on to Philip Avenue. Take the second left and continue along Philip Avenue where the property can then be found on the left hand side identified by our FOR SALE board.

REF:7441NH





TOTAL FLOOR AREA: 1489 sq ft (138.4 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		54	
(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	
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	

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