Robert Ellis

look no further. . .

Gisbey Road
Ilkeston, Ilkeston DE7 4SF

A SURPRISINGLY SPACIOUS THREE BEDROOM THREE STOREY MID TOWN HOUSE.

£220,000 Freehold

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Built by Persimmon Homes in 2019, this well presented property comes to the market in a 'ready to move into' condition.

Features include an impressive master bedroom suite to the second floor with en-suite shower room. A further two double bedrooms to the first floor with family bathroom, cloaks/WC and all the comforts of a modern home with double glazing, gas fired central heating served from a combination boiler which is controlled by a "Smart" Hive system

Situated in this popular and nearly completed development known as "Elka Rise" on the outskirts of Ilkeston, close to open countryside and conveniently placed close to the market town centre of Ilkeston, major local employers and good road networks linking the nearby cities of Nottingham, Derby and Junction 25 of the M1 motorway.

Off-street parking is provided at the front and the rear garden is enclosed, landscaped with patios and lawn.

Offered for sale with no chain. Ideally suited to first time buyers or young families, an internal viewing is recommended.

ENTRANCE HALL
Double glazed front entrance door with door to the living room.

LIVING ROOM
14'8" x 11'10" (4.49 x 3.61)
Radiator, built-in storage cupboard and double glazed window to the front.

HALLWAY
Stairs to the first floor, doors to cloaks/WC and dining kitchen.

CLOAKS/WC
Incorporating a two piece suite comprising wash hand basin and low flush WC.

KITCHEN DINER
11'8" x 8'9" reducing to 8'1" (3.56 x 2.68 reducing to 2.47)
Incorporating a modern fitted range of wall, base and drawer units, roll edge work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing for washing machine and appliance space. Wall mounted gas combination boiler controlled by a "Smart" Hive system Radiator, double glazed window and double glazed French doors leading to the rear garden.

FIRST FLOOR LANDING
Stairs continuing to the master suite, doors to bedrooms two and three, and bathroom.

BEDROOM TWO
11'9" x 10'4" (3.59 x 3.17)
Radiator and two double glazed windows to the front.

BEDROOM THREE
11'9" x 7'10" (3.60 x 2.40)
Radiator, double glazed window to the rear.

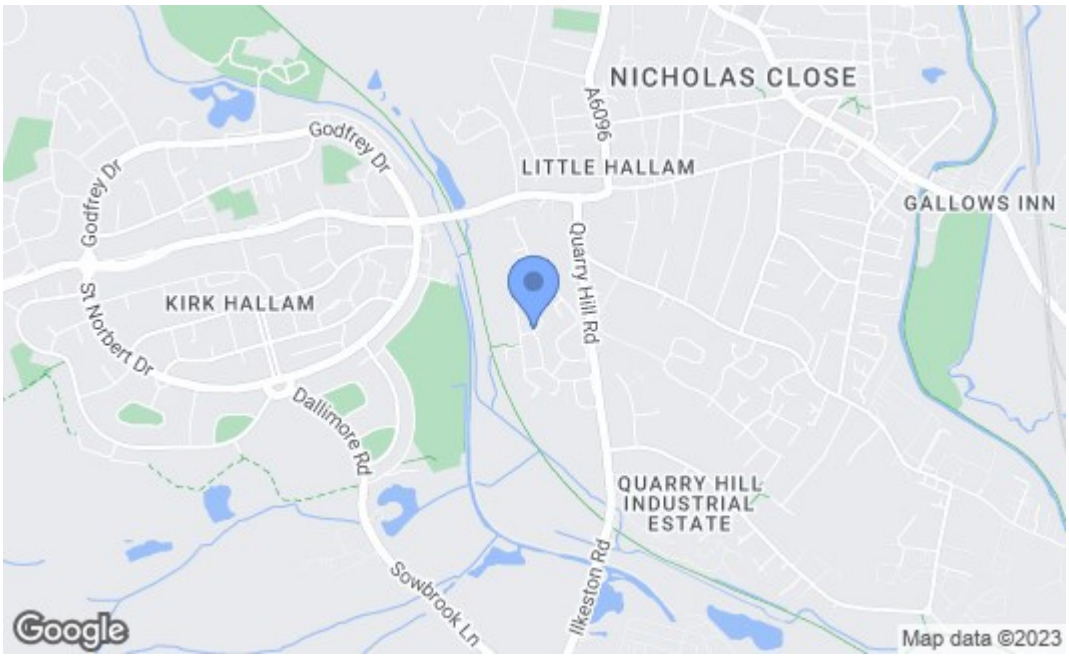
BATHROOM
Incorporating a three piece suite comprising wash hand basin, low flush WC and bath. Partially tiled walls, heated towel rail, double glazed window.

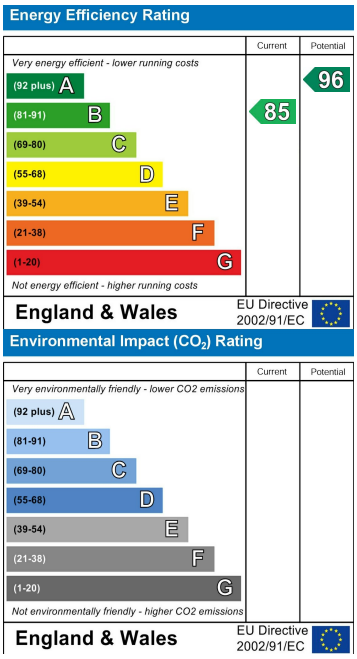
SECOND FLOOR LANDING
Door to master bedroom.

MASTER BEDROOM
17'6" x 8'4" (5.34 x 2.56)
Radiator and double glazed dormer window to the front. Door to en-suite.

EN-SUITE
11'10" x 5'0" (3.62 x 1.54)
Incorporating a three piece suite comprising pedestal wash hand basin, low flush WC and shower cubicle with thermostatic controlled shower. Air extractor, radiator and double glazed roof window.

OUTSIDE
There is open plan forecourt to the front via the off-street parking. The rear garden is enclosed, landscaped with patio and lawn, fenced in with gated pedestrian access.





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.

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