Robert Ellis

look no further...

Rossendale
Ilkeston, Derbyshire DE7 8ZN

A TWO BEDROOM DETACHED BUNGALOW OFFERED FOR SALE WITH NO UPWARD CHAIN.

Offers Over £200,000 Freehold

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ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TWO BEDROOM DETACHED BUNGALOW POSITIONED IN A CUL DE SAC.

With accommodation on single level comprising entrance lobby, living room, hallway, bathroom, two bedrooms, kitchen and conservatory.

The property also benefits from gas fired central heating from a Baxi combination boiler, double glazing, off-street parking, enclosed garden space to the rear, timber summerhouse (with power) and garage (with power and lighting).

The property is located within this quiet residential cul de sac at the top end of Ilkeston, bordering Shipley, which provides good access to nearby schooling (if required), good transport links to and from the surround areas, along side easy access to green and outdoor space including the Nutbrook Trail and Shipley Country Park.

We believe the property will make an ideal downsize property for those looking to reside in single level accommodation with a relatively flat lying plot. We highly recommend an internal viewing.

ENTRANCE LOBBY
4'9" x 4'8" (1.47 x 1.44)
Composite and double glazed front entrance door with double glazed panel to the side of the door, parquet-style flooring, radiator, coving. Door to lounge.

LOUNGE
15'5" x 14'7" (4.71 x 4.45)
Double glazed box bay window to the front, radiator, coving, media points, full width brick and tile fireplace incorporating central coal effect fire and inset media shelving.

INNER HALLWAY
13'10" x 2'9" (4.22 x 0.85)
Doors to both bedrooms, shower room and kitchen. Radiator, storage closet. Loft access point.

BEDROOM ONE
12'2" x 8'6" (3.72 x 2.61)
Radiator, spotlights, coving, laminate flooring, full width mirror fronted wardrobes incorporating shelving and hanging space to one wall. Sliding double glazed patio doors provide access to the conservatory.

CONSERVATORY
9'1" x 8'1" (2.78 x 2.48)
Brick and double glazed construction with sloping polycarbonate roof (with fitted blinds throughout), central heating radiator, uPVC panel and double glazed door into the rear garden. Double glazed windows to either side and rear, laminate flooring.

BEDROOM TWO
10'5" x 8'6" (3.19 x 2.60)
Double glazed window to the side, radiator, TV point.

SHOWER ROOM
10'4" x 5'6" (3.17 x 1.70)
Modern three piece suite comprising full width double size walk-in shower cubicle with glass screen and mains shower, wash hand basin with mixer tap and storage cupboards beneath, push flush WC. Fully tiled walls and floor, double glazed window to the side (with fitted blind), radiator, additional chrome ladder radiator, extractor fan, spotlight.

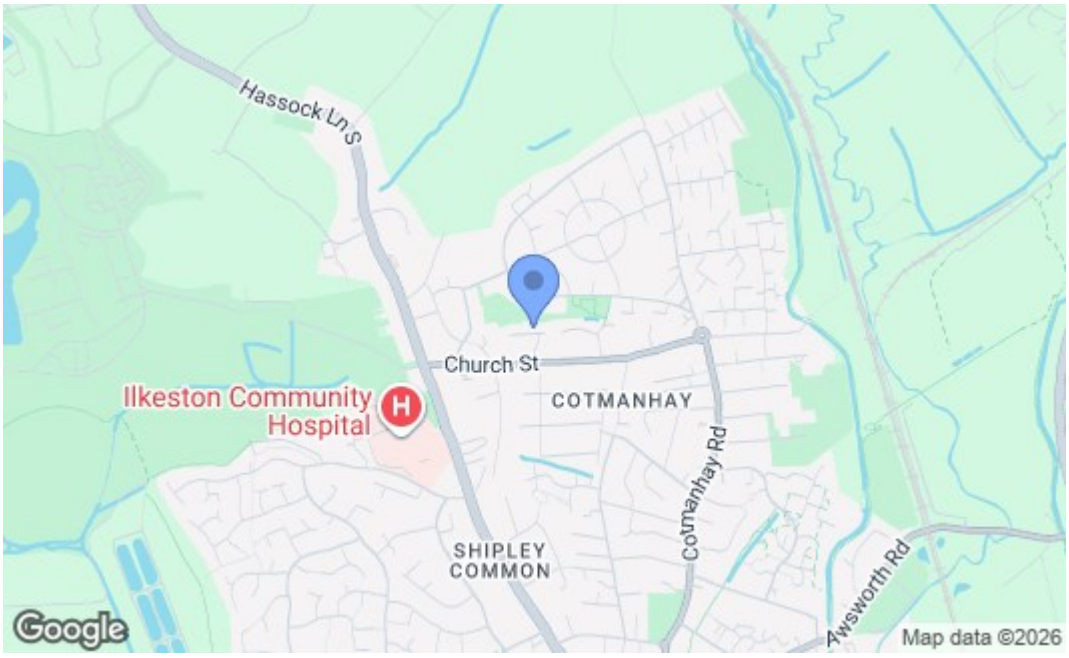
KITCHEN
12'2" x 8'6" (3.71 x 2.61)
The kitchen is equipped with a matching range of fitted base and wall storage cupboards and drawers, with marble effect roll top work surfaces incorporating four ring gas hob with extractor over and oven beneath, inset one and a half bowl sink unit with draining board and central swan-neck mixer tap with tiled splashbacks. Plumbing for washing machine, space for fridge/freezer, wall mounted Baxi gas fired combination boiler (for central heating and hot water), double glazed windows to both the side and rear (with fitted blinds), radiator, composite panel and double glazed exit door.

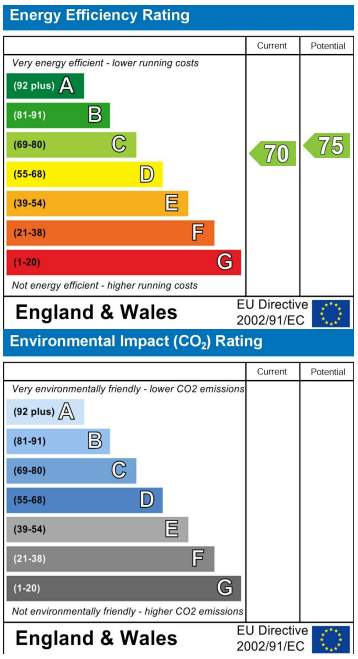
OUTSIDE
To the front of the property, there is a lowered kerb entry point to a tarmac driveway providing off-street parking which in turn leads to the garage via the up and over door, pathway leading to the front entrance door which also continues down the right hand side of the property through a pedestrian gate into the rear garden. The front garden has decorative stone chippings and an array of mature bushes and shrubs.

TO THE REAR
The rear garden is enclosed by fencing to the boundary lines and is designed for ease of maintenance with artificial lawn, decorative stone and slate chippings to beds and borders housing a variety of mature bushes, shrubs, trees and plants. There is a timber summerhouse with pitched roof, canopy and panel and glazed French doors, with the benefit of power. There is also a useful side garden shed, mini greenhouse and personal access door into the rear of the garage. Situated at the foot of the plot is a pedestrian gate which opens out into the woodland beyond.

GARAGE
16'3" x 8'9" (4.96 x 2.68)
Up and over door to the front, personal access door to the rear, power and lighting points. Outside water tap and lighting point.

DIRECTIONS
Proceed away from Ilkeston along Heanor Road heading in the direction of Shipley before taking an eventual right hand turn onto Church Street. Take a left hand turn onto Rossendale and follow the cul de sac round. The property can be found on the right hand side.





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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