



Manners Road  
Ilkeston, Derbyshire DE7 5HB

**£475,000 Freehold**

A THREE BEDROOM SEMI DETACHED  
HOUSE AND BUILDING PLOT FOR 2  
DWELLINGS



A rare and exciting opportunity has arisen to purchase a period three bedroom semi detached house and a separate garden plot with outline planning permission granted for two detached houses.

This ideal development opportunity comprises a three bedroom semi detached house which is in a very much liveable condition, with the benefit of gas fired central heating and double glazing and there is potential to add value by sympathetically refurbishing to meet the needs of modern family living. The house will retain a garden to the front and rear, with off-street parking and garage.

The adjacent garden plot has outline planning consent granted on 1st August 2023 for two detached dwellings, each offering approximately 130sqm of gross external area and we anticipate this will provide for well proportioned, four bedroom detached family home. The outline planning consent will allow any intending purchaser to design and build to their own design specifications, subject to full planning consent.

The property and grounds is situated on a corner plot with Manners Avenue and Manners Road and enjoys views over Victoria Park to the front. This highly regarded residential suburb is ideal for families, with Victoria Park offering an attractive Victorian traditional park feel, with bowling green, bandstand and refreshment kiosk. Victoria Leisure Centre and schools are also within walking distance.

To be sold as a whole, this is a rare and exciting opportunity for small to medium size property developers and speculators.



### ENTRANCE HALL

Dog-leg staircase leading to the first floor, radiator, door to lounge and kitchen.

### LOUNGE

13'0" x 11'10" (3.97 x 3.62)

Living flame effect gas fire and surround. Radiator, double glazed window to the front.

### KITCHEN

12'9" plus door recess x 8'10" (3.90 plus door recess x 2.70)

Range of fitted wall, base and drawer units with work surfacing and inset one and a half bowl stainless steel sink unit with single drainer, built-in gas oven and grill, gas hob, extractor hood over. Plumbing and space for washing machine, space for fridge/freezer. Radiator, double glazed side exit door, double glazed window to the rear, door to dining room.

### DINING ROOM

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

Currently used as a sitting room with rustic brick fire surround, tiled hearth, radiator, double glazed patio door to the rear.

### FIRST FLOOR LANDING

Accessed from a dog-leg staircase, double glazed window. Loft hatch.

### BEDROOM ONE

12'11" x 11'10" (3.96 x 3.61)

Generous double bedroom with radiator, double glazed window to the front enjoying views over Victoria Park.

### BEDROOM TWO

12'10" x 11'10" (3.93 x 3.62)

A generous double bedroom with radiator, double glazed window to the rear.

### BEDROOM THREE

9'4" x 8'11" (2.86 x 2.72)

Capable of housing a double bed, radiator, double glazed window to the rear.

### BATHROOM

5'10" x 6'0" (1.79 x 1.84)

Two piece suite comprising pedestal wash hand basin, panel bath with thermostatically controlled shower over. Walk-in closet housing the gas combination boiler (for central heating and hot water). Fully tiled walls, radiator, double glazed window.

### SEPARATE WC

5'4" x 2'10" (1.63 x 0.88)

Housing a low flush WC. Double glazed window.

### OUTSIDE

The property is set back from the road and has a hedged-in front garden with lawn and views over Victoria Park to the front. On a pair of stone pillars hangs a timber pedestrian gate leading to a pathway to the front door and running along side the property where there is an integral store. The pathway runs around to the rear garden where there is a large, terraced patio area with brick retaining wall. Steps lead down to the lower garden and there is a small section of paving and a wrought iron gated courtyard previously used for off-street parking (although could be extended to provide more garden). Adjacent to this is an off-street parking facility in front of a single garage which is accessed from a shared private driveway.

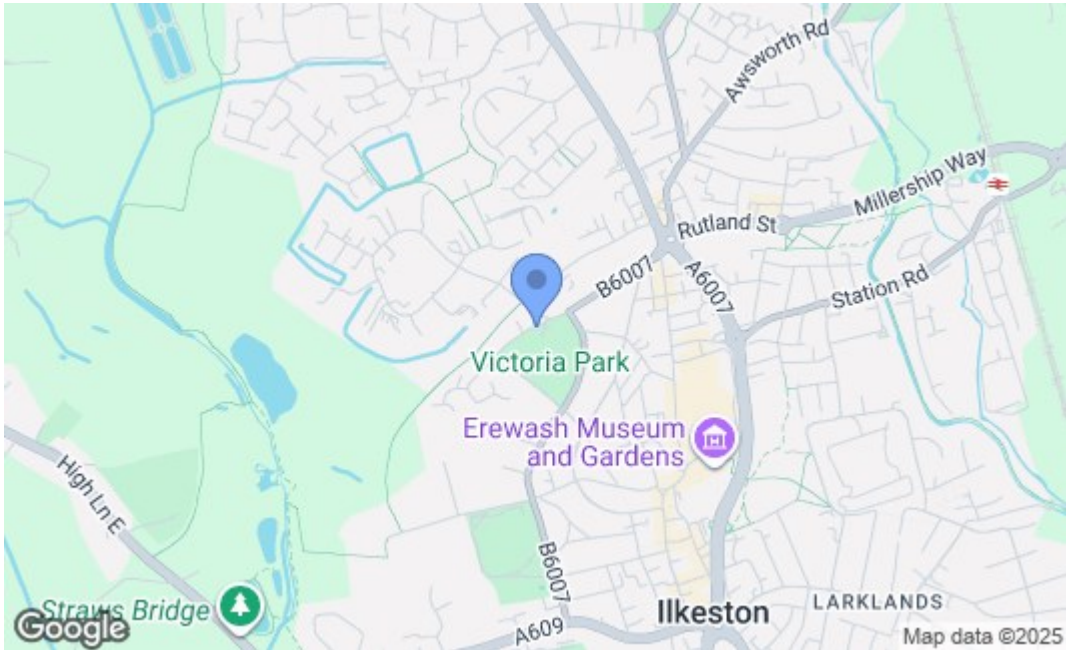
### PLOT & DEVELOPMENT LAND

The combined property and development land sits on a site of approximately 781sqm (just under a fifth of an acre). The development plot on its own is approximately 533sqm of land.

Situated on the corner of Manners Road and Manners Avenue, the two detached dwellings will be positioned to enjoy the views over Victoria Park to the front. Each unit will offer approximately 130sqm of gross external floor area which we envisaged will provide for a generous four bedroom detached family home. The rear of the site is gated and accessed from a shared driveway, currently owned by 67 Manners Road. Granted access is also given to the adjacent nursing home. Each dwelling will have parking for two vehicles plus the existing house will also retain parking and a garage. The planning application and various drawings can be viewed on Erewash Borough Council website using the Planning Reference ERE/023/0046.



Robert Ellis  
ESTATE AGENTS



| 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                     |         |                         |
| England & Wales                                                 |         | 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 |         |                         |
| England & Wales                                                 |         | 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.