Robert Ellis

look no further. . .

Gresley Road
Ilkeston, Derbyshire DE7 5LX

A RENOVATED TRADITIONAL DOUBLE HEIGHT BAY FRONTED 1950'S THREE BEDROOM DETACHED HOUSE.

Offers Over £270,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS MUCH IMPROVED DOUBLE HEIGHT BAY FRONTED TRADITIONAL 1950'S THREE BEDROOM DETACHED FAMILY HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED CUL DE SAC LOCATION.

With accommodation over two floors which comprises a spacious entrance hallway with useful storage cupboard (could be converted to provide a ground floor WC), living room and open plan kitchen/diner to the ground floor. The first floor landing then provides access to three bedrooms and four piece bathroom suite.

Other benefits to the property include gas fired central heating from a combination boiler, alarm system, double glazing and off-street parking with double gates providing access to a detached double garage to the rear (one half still used as a garage, the second having been converted into useable space currently as a gym but would make an ideal home office with French doors to the front, power and lighting points internally).

The property itself sits favourably within easy reach of the shops and services within Ilkeston town centre, nearby schooling for a variety of ages and transport links such as the M1 Motorway, A606 and access to IKEA and Giltbrook Retail Park.

We would highly recommend an internal viewing to fully appreciate the work put in by the current occupiers.

ENTRANCE LOBBY
6'2" x 3'6" (1.9 x 1.07)
Composite and double glazed front entrance door, double glazed window to the side, laminate flooring, alarm control panel, spotlight and opening through to the entrance hall.

ENTRANCE HALL
11'9" x 7'5" (3.6 x 2.27)
Laminate flooring, radiator, double glazed window to the side, stairs to first floor with decorative open spindle balustrade, access to the dining kitchen and door to store room.

STORE ROOM
Double glazed window to the front, radiator, wall mounted consumer box and alarm control panel, spotlights. Could be converted to a ground floor WC if required.

LOUNGE
13'2" x 12'0" (4.02 x 3.67)
Double glazed bay window to the front with fitted blinds, radiator, laminate flooring, TV and telephone points. Doorway back to the hallway and sliding doors to kitchen diner.

KITCHEN/DINER
19'10" x 11'11" (6.06 x 3.65)
Recently fitted and comprising a range of matching base and wall storage cupboards with roll edge work surfacing and matching breakfast bar space with inset 1½ bowl sink and pull-out spray hose mixer tap. Fitted four ring induction hob with CDA extractor canopy over, integrated eye level oven and combination grill, plumbing for washing machine, integrated fridge/freezer and dishwasher and wine cooler. Double glazed window to the rear with fitted roller blinds, spotlights, tiled floor and boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes). Opening through to the dining area with ample space for dining table and chairs, vertical and traditional radiator, tiled floor, bi-folding doors opening out to the rear deck with fitted blinds, opening back through to the kitchen and sliding doors to the living room.

DINING AREA
With ample space for dining table and chairs, mixture of spotlights and drop-down chandelier lighting, vertical radiator, boiler cupboard housing the gas fired central heating combination boiler, double glazed window, laminate flooring and bi-fold doors, opening out to the rear decked entertaining space.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Double glazed window to the side with fitted blinds and decorative open balustrade.

BEDROOM 1
13'5" x 12'0" (4.1 x 3.68)
Double glazed bay window to the front, radiator and TV point.

BEDROOM 2
12'6" x 12'1" (3.83 x 3.69)
Double glazed window to the rear and radiator.

BEDROOM 3
7'8" x 7'5" (2.34 x 2.27)
Door opening out to the landing saving space in the room, no loss of space due to the stair bulkhead not taking up any room. Double glazed window to the front with fitted blinds and radiator.

BATHROOM
8'6" x 7'3" (2.6 x 2.23)
Four piece suite comprising spa jet panel bath with central mixer tap and hand-held shower attachment, separate corner tiled shower cubicle with mains shower, wash hand basin with mixer tap and push-flush WC. Double glazed windows to the side and rear, fully tiled walls and floor, radiator, mirror fronted wall mounted bathroom cabinet and loft hatch with ladder pulling down to give access to a boarded, insulated and lit loft space.

OUTSIDE
To the front of the property there is a part tarmac, part blocked paved and gravel driveway providing off-street parking, block paved pathway to front entrance door and double pedestrian gates providing access down the left hand side to the rear garden. The rear garden is enclosed by recently erected and stained fence panels to the boundary line. There is a porcelain slab patio area, raised decked for entertaining, external hot and cold water taps, lighting point and double plug socket. Up and over door to the garage and twin French doors opening out into the converted gym/office.

GARAGE
17'8" x 9'2" (5.41 x 2.81)
Up and over door to the front, power and lighting points. Covered by the alarm system.

GYM/OFFICE
17'3" x 8'3" (5.28 x 2.52)
Double glazed French doors to the front, double glazed window to the side, fitted blinds, carpeted with power and lighting points. Covered by the alarm system.

DIRECTIONAL NOTE
From the main Ilkeston roundabout at the top of Chalons Way, proceed down the Park Road exit, turning eventually left onto Park Avenue. Proceed in the direction of the church, turning left at the junction onto Cantelupe Road. After the bend in the road, turn left and left again onto Gresley Road and at the junction turn left (still Gresley Road) and the property can then be found on the left hand side, identified by our For Sale Board.

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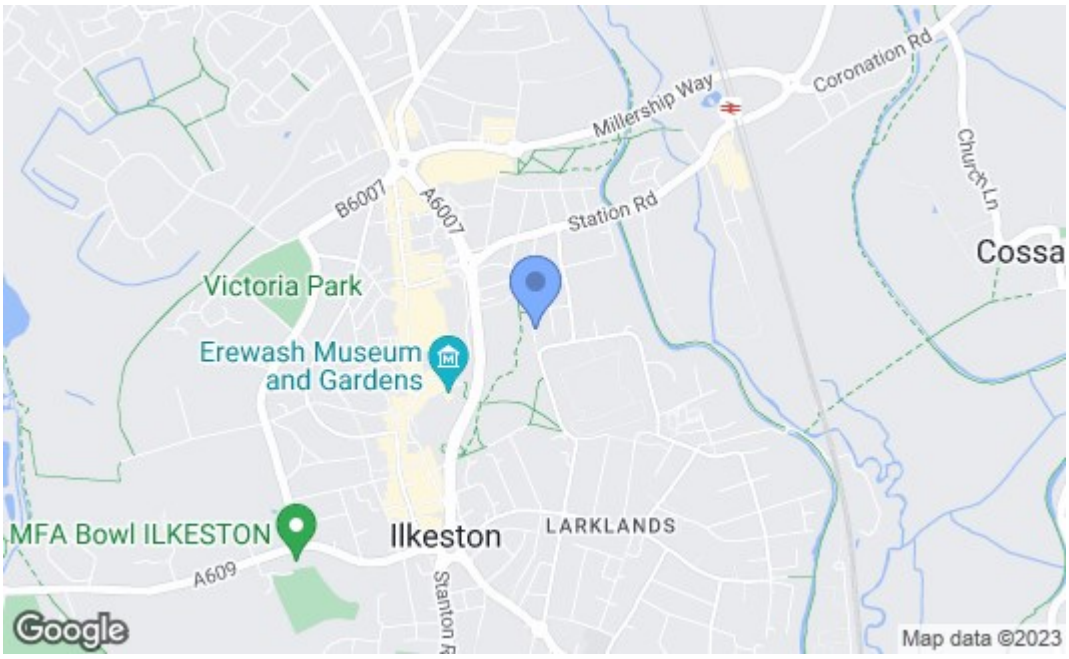

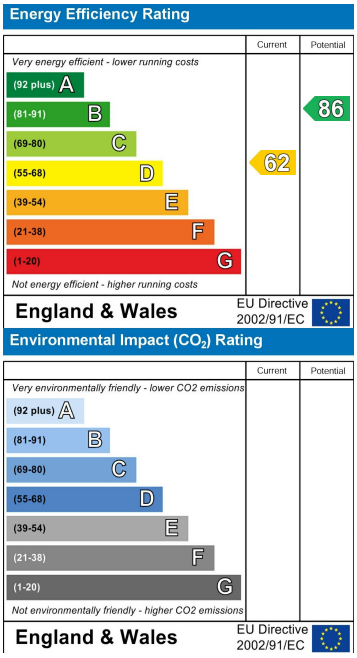

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044