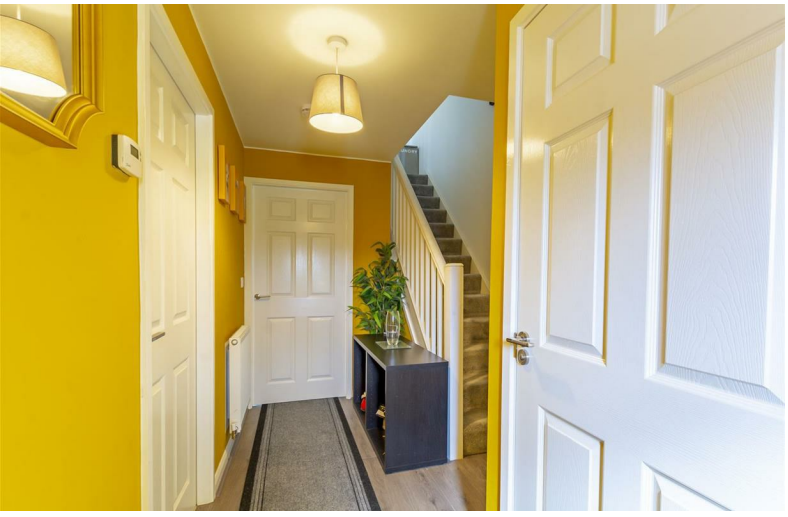
Robert Ellis

look no further. . .



Field Road

Ilkeston, Derbyshire DE7 5RQ

A TWO DOUBLE BEDROOM MID TOWN HOUSE.

Offers Over £180,000 Freehold

WE ARE PLEASED TO OFFER FOR SALE THIS TWO DOUBLE BEDROOM MID TOWN HOUSE.

This modern property was built in 2018 and benefits from the remainder of a 10 year build warranty and has all the features and comforts of a modern home which of course features gas fired central heating served from a combination boiler, uPVC double glazed windows which makes for an energy efficient home. Further features include a useful cloaks/WC, modern contemporary fitted kitchen and bathroom.

Tucked away in a small modern development with the benefit of off-street parking for two vehicles and an attractively landscaped rear garden. Conveniently situated for many local amenities, including Morrisons and a regular bus service and within easy reach of the market town centre of Ilkeston where there are a number of national and independent retailers, bars, cafes, etc. Slightly further afield there is a Tesco Extra, local train station and for those who like the outdoors Shipley Park and Nature Reserve and nearby.

This property is ready to move into and would make a fantastic first purchase or great for those wishing to downsize. Internal viewing is recommended.

HALL
Composite double glazed front entrance door and stairs to the first floor.

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

LOUNGE/DINING ROOM
13'5" x 13'9" (4.1 x 4.2)
Understairs store cupboard, radiator, double glazed French doors opening out to the rear garden.

KITCHEN
12'10" x 5'7" (3.93 x 1.71)
Fitted range of wall, base and drawer units, as well as work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine, and further appliance space. Double glazed window to the front.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

BEDROOM ONE
13'3" x 12'11" (4.04 x 3.95)
Fitted wardrobe, radiator, double glazed window to the front.

BEDROOM TWO
13'3" x 6'8" (4.04 x 2.05)
Radiator, double glazed window to the rear.

BATHROOM
Incorporating a three piece comprising wash hand basin, low flush WC and bath tub with shower and screen over. Partially tiled walls, radiator.

OUTSIDE
The property is set back from the road with open plan garden and frontage with feature block paved driveway providing off-street parking. There is also additional block paved parking for a second vehicle opposite the property. The rear garden is enclosed with patio areas and lawn.

DIRECTIONAL NOTE
From Trowell, proceed towards Ilkeston on Nottingham Road. Shortly after the roundabout with Morrisons, look for and turn left onto Field Road. Follow the road down where the property can be found within the development on the right hand side identified by our For Sale board.

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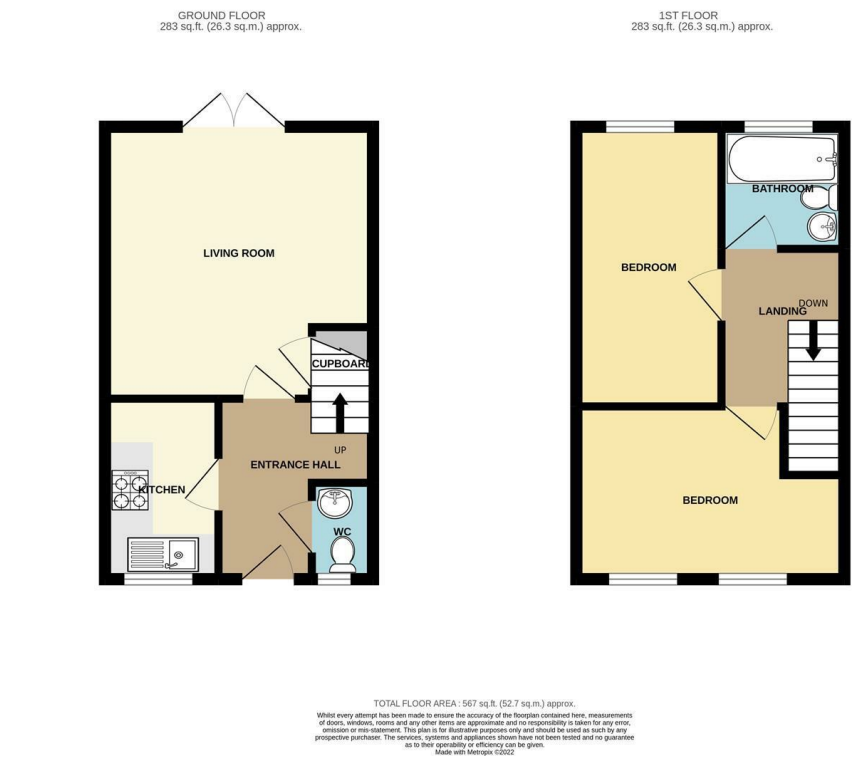

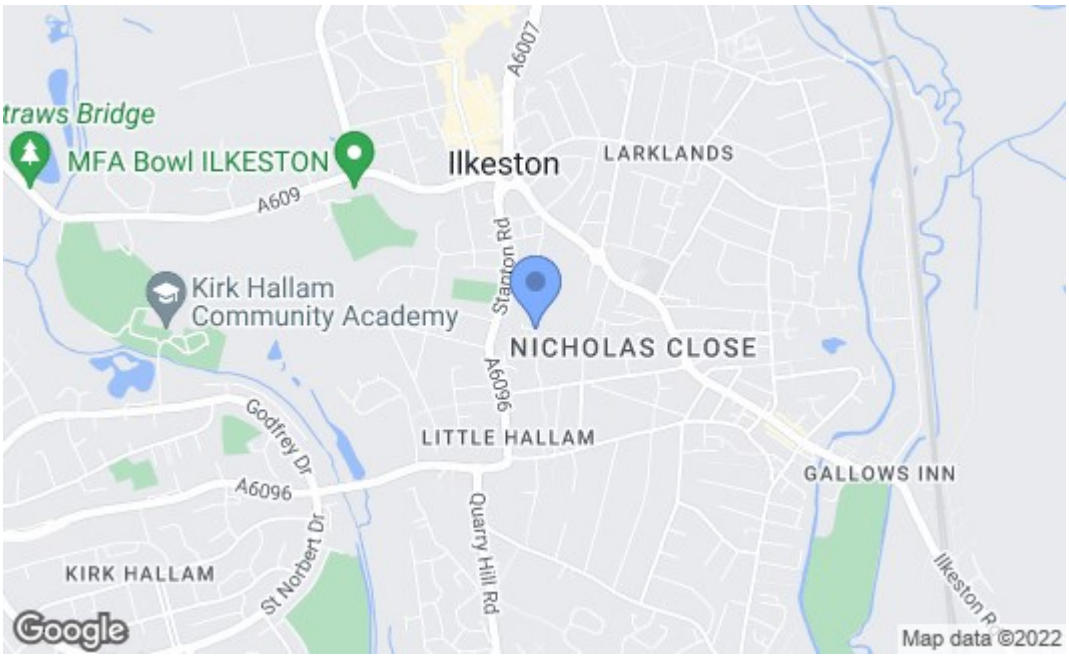

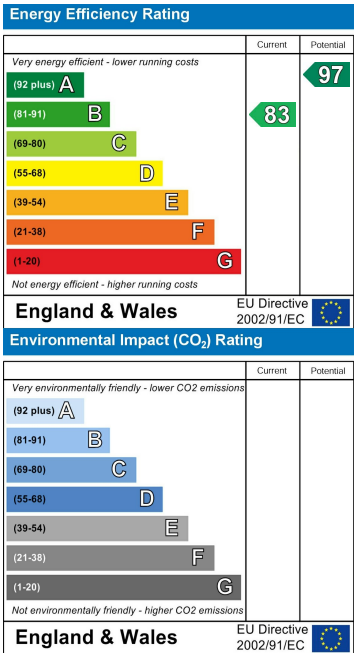

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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