Robert Ellis

look no further. . .

Braefield Close
Kirk Hallam, Derbyshire DE7 4JS

A SPACIOUS & VERSATILE THREE BEDROOM DETACHED BUNGALOW SITTING ON A GENEROUS OVERALL PLOT. OFFERED FOR SALE WITH NO UPWARD CHAIN.

£265,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO BE WELCOME TO THE MARKET THIS SPACIOUS AND VERSATILE THREE BEDROOM DETACHED BUNGALOW SITUATED IN THIS POPULAR AND ESTABLISHED LOCATION BEING BROUGHT TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN.

Sitting on a generous garden plot, with gardens to the front, side and rear, the property also occupies a side driveway and spacious garage.

The accommodation comprises entrance hall, breakfast dining kitchen and living room. The inner hallway then allows access to the three double bedrooms and the shower room.

The property also benefits from gas fired central heating, double glazing, driveway and garage accessed from the neighbouring road.

The property is situated in this popular and established residential location, within close proximity of the shops, services and amenities in Ilkeston town centre. There is good access to nearby transport links and open countryside/walking routes.

Sitting on a large plot, there maybe potential to develop on part of the garden (subject to Planning Permission. Appealing to builders as well as those looking to enjoy a large garden.

We highly recommend a viewing.

ENTRANCE HALL
5'11" x 4'4" (1.82 x 1.34)
Front entrance door, radiator, coving, double storage closet housing the meters, shelving, hanging rail. Doors through to the living room and breakfast dining kitchen.

BREAKFAST DINING KITCHEN
18'3" x 8'7" (5.57 x 2.64)
The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Decorative tiled splashbacks, fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine, glass fronted crockery cupboards, display shelving, two double glazed windows to the side (letting in lots of natural light), breakfast bar, space for fridge/freezer, radiator, uPVC panel and double glazed side exit door.

LIVING ROOM
17'5" x 10'8" increasing to 12'7" (5.32 x 3.26 increasing to 3.84)
Two double glazed bow windows to the side (with fitted blinds), uPVC panel and double glazed exit door to the side garden, two radiators, coving, media points, decorative brick and tile fire surround with inset shelving and display area with coal effect fire.

INNER HALL
Doors to both bedrooms and shower room. Loft access point to an insulated loft space.

BEDROOM ONE
13'2" x 10'6" (4.03 x 3.22)
Double glazed window to the side, radiator, coving, range of fitted bedroom furniture including wardrobes, drawers and cabinets.

BEDROOM TWO
10'11" x 10'0" (3.35 x 3.07)
Radiator, double glazed window

BEDROOM THREE
8'2" x 7'7" (2.50 x 2.32)
Radiator, double glazed window and door to side.

SHOWER ROOM
9'6" x 4'11" (2.92 x 1.52)
Three piece suite comprising a walk-in tiled shower cubicle with glass screen and shower doors with electric shower, wash hand basin with storage cupboards beneath, push flush WC. Tiling to the walls and floor, double glazed window to the side, ladder style towel radiator, coving, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes.

OUTSIDE
The garden sits on a fantastic overall plot with gardens to the front, both sides and rear. The front garden has a pedestrian gated entrance with pathway leading to both the front and the side entrance doors. The front garden consists of a good size lawn, planted rockery housing a variety of bushes and shrubbery, hedgerows to the boundary lines. Pedestrian access leading down the left hand side of the property to the rear garden. There is an open aspect to the right hand side of the property leading to a crazy paved patio area, rockery, flowerbeds housing specimen bushes, shrubs and plants. Beyond this area is access to the slightly sloped driveway with double opening gates, lowered kerb entry point on the neighbouring road which leads to the garage via up and over door and a further pedestrian gate leading into the rear garden. Beyond the driveway and gate into the rear garden, there is further hard standing vehicle space and an additional pathway providing access into the rear part of the garden. Part of the garden is split into various sections with a shaped garden lawn, incorporating a raised rockery and flowerbeds. Towards the foot of the plot, there is a slab base which currently houses a small pitched roof timber storage shed. Back towards the bungalow there is an additional crazy paved patio area (ideal for entertaining) with contrasting garden stones and a further rockery. Open aspect down the other side of the property which is designed for straightforward maintenance, being predominantly paved with a rear access door into the back of the garage, outside water tap, lighting point, uPVC door leading into the kitchen, gated pedestrian access leading back to the front garden.

GARAGE
22'6" x 8'9" (6.87 x 2.67)
Larger than average in length with up and over door to the front, personal access door to the rear, uPVC panel and double glazed windows to sides and rear, power and lighting points.

DIRECTIONS
Proceed away from Ilkeston centre and the main roundabout in the direction of Kirk Hallam. Just prior to the Cat and Fiddle Public House, take a right hand turn and first right onto Oliver Road. The bungalow can be found on the left hand side on the corner of Braefield Close and Oliver Road, identified by our For Sale board.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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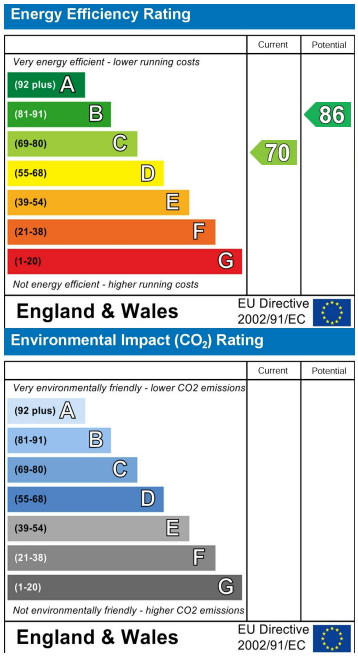

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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