Robert Ellis

look no further. . .

Kenilworth Drive
Kirk Hallam, Derbyshire DE7 4EX

A THREE BEDROOM SEMI DETACHED HOUSE

£195,000

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET AN EXTREMELY WELL PRESENTED, THREE BEDROOM SEMI DETACHED HOUSE, SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION, ON THE EDGE OF OPEN COUNTRYSIDE, WITH FAR REACHING VIEWS FROM THE FIRST FLOOR BEDROOMS.

With accommodation over two floors comprising entrance hall, full width lounge/diner to the rear, breakfast kitchen and utility room to the ground floor. The first floor landing then provides access to three bedrooms and a three piece bathroom.

Other benefits to the property include gas fired central heating from a combination boiler, off-street parking, generous garden space with patio and decked area and far reaching views to the rear.

The property is also situated close to the Nutbrook Trail, open countryside and local Dallimore School, whilst also being positioned within easy reach of a range of shops and amenities within the nearby towns of Ilkeston, Stapleford, and Beeston.

For those needing to commute, there are good transport links including the A52, M1, Ilkeston train station and Nottingham Express Tram terminus.

We believe the property would make an ideal first time buy or young family home and highly recommend an internal viewing.

ENTRANCE HALL
6'8" x 6'3" (2.04 x 1.91)
UPVC panel and double glazed front entrance door, double glazed window to the front with fitted blinds, staircase rising to the first floor, laminate flooring, radiator, router/telephone point, alarm control panel and doors to living room and breakfast kitchen.

LOUNGE/DINING ROOM
19'5" x 12'2" (5.92 x 3.71)
With double glazed bow window to the rear, UPVC panel and double glazed exit door to the garden, radiator, space for dining table and chairs, media points and coving.

BREAKFAST KITCHEN
16'10" x 7'9" (5.14 x 2.38)
Comprising a range of matching fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating single sink and drainer with pull-out spray mixer hose and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, space for fridge/freezer, radiator, tiled floor, double glazed window to the front with fitted blinds, useful understairs storage cupboard, spotlights, UPVC panel and double glazed exit door and door to utility room.

UTILITY ROOM
10'6" x 4'1" (3.21 x 1.25)
Plumbing for washing machine and slimline dishwasher with granite effect roll top work surfaces above, tiled splashbacks, double glazed window overlooking the rear garden, radiator and spotlights.

FIRST FLOOR LANDING
Double glazed window to the front with fitted blinds, useful storage cupboard with shelving, radiator, doors to all bedrooms and bathroom and access to the partially boarded and insulated loft space for storage purposes.

BEDROOM 1
13'0" x 10'7" (3.98 x 3.25)
Double glazed window to the rear with far reaching views beyond, fitted Roman blind and radiator.

BEDROOM 2
12'0" x 10'7" (3.66 x 3.23)
Double glazed window to the rear, again with far reaching views over the rolling countryside beyond and radiator.

BEDROOM 3
9'4" x 5'8" (2.86 x 1.73)
Double glazed window to the front, radiator and useful over the stairs fitted storage cupboard.

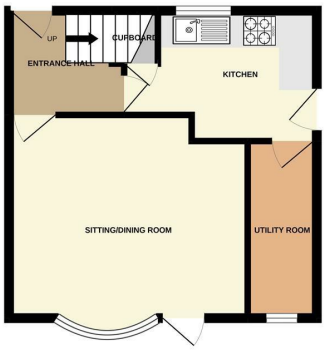
BATHROOM
8'2" x 7'10" (2.51 x 2.41)
Modern white three piece suite comprising panel bath with mains fed shower over, glass shower screen, wash hand basin with tiled splashbacks and push-flush w.c. Double glazed windows to the front and side with fitted roller blinds, radiator, spotlights and extractor fan.

OUTSIDE
To the front of the property is a lowered kerb providing off-street parking with pedestrian gate and stepped pathway providing access to the front entrance door. There is a front lawn with hedgerow to the boundary line and side access leading through to the rear. The rear garden is of good proportions incorporating a paved and decked entertaining space, decorative plum slate shingles, triangular shaped lawn section enclosed by privet hedgerows to the boundary lines. There is a useful timber storage shed, paved pathway and picket style gate and fence providing access to the rear part of the garden where there is a useful greenhouse. External water tap, lighting point and pedestrian access leading back round to the front.

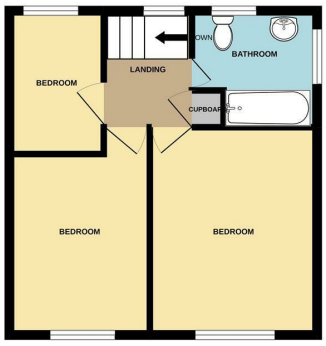
DIRECTIONAL NOTE
Proceed along Sowbrook Lane into Kirk Hallam and follow the road over Nutbrook Crescent crossing on to Deepdale Avenue. Take the second left off Deepdale Avenue on to Kenilworth Drive and the property can then be found on the left hand side identified by our For Sale Board.

Ref: 7369nh

GROUND FLOOR
346 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.7 sq.m.) approx.

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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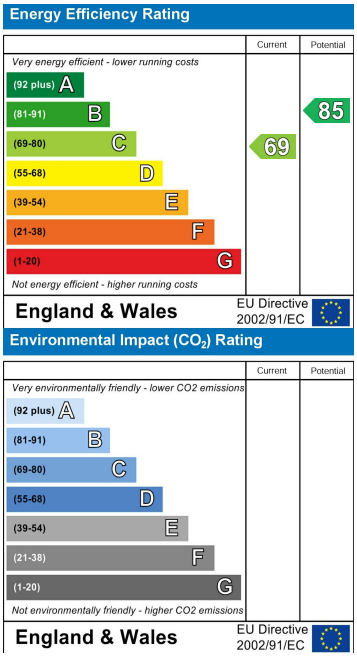

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