

Scollins Court
Ilkeston, Derbyshire DE7 8GY

£200,000 Freehold

A THREE BEDROOM MID TOWN HOUSE.



A first glance is not nearly enough to fully appreciate this three bedroom mid town house.

This modern property offers surprisingly spacious accommodation which is ideal for first time buyers and young families. Features include gas fired central heating served from a combination boiler, double glazed windows throughout, useful ground floor cloakroom/WC, lounge/diner with French doors opening to an attractively landscaped rear garden.

The property is tucked away towards the end of this now established residential development, conveniently placed within walking distance of local schools, regular bus service, and for those who enjoy outdoor space, the Nutbrook Trail leading to Shipley Country Park is within walking distance. The market town centre of Ilkeston is also within easy reach, as is a variety of supermarkets, including Tesco, Aldi and Morrisons. There is also a train station in Ilkeston.

The property benefits from off-street parking and is currently available with a completed upward chain. An internal viewing is highly recommended.



ENTRANCE HALL

Composite double glazed front entrance door, radiator, stairs to the first floor.

BREAKFAST KITCHEN

11'1" x 8'2" (3.39 x 2.51)

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 electric oven, gas hob and extractor hood over. Plumbing and space for washing machine and appliance space. Cupboard housing gas combination boiler (for central heating and hot water). Radiator, double glazed window to the front.

LOUNGE/DINER

15'5" x 12'8" (4.70 x 3.88)

Radiator, double glazed window and French doors opening to the rear garden.

CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin and low flush WC. Radiator, double glazed window.

FIRST FLOOR LANDING

Loft hatch, radiator, doors to bedrooms and bathroom.

BEDROOM ONE

13'5" x 11'10" increasing to 13'4" (4.1 x 3.61 increasing to 4.07)

Fitted wardrobes, radiator, double glazed window to the front.

BEDROOM TWO

11'6" x 10'0" reducing to 8'8" (3.51 x 3.06 reducing to 2.66)

Radiator, double glazed window to the rear.

BEDROOM THREE

11'5" x 6'3" (3.5 x 1.93)

Radiator, double glazed window to the rear.

BATHROOM

A three piece suite comprising wash hand basin, low flush WC and bathtub with shower over. Shower screen, partially tiled walls, radiator.

OUTSIDE

A block paved forecourt provides off-street parking to the front with a small open plan front garden. The rear garden is of a generous size and attractively landscaped with patio area and section of garden laid to artificial lawn. There is a garden shed and pathway running along one side of the property to a pedestrian gate at the foot of the plot which then leads to the front of the terrace.

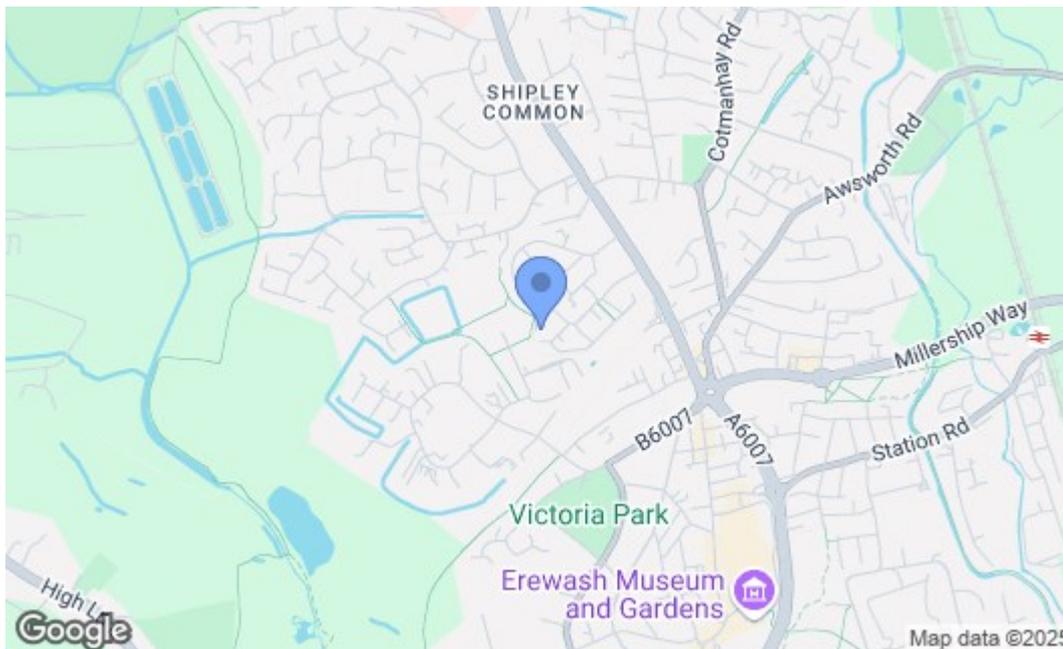
AGENTS NOTE

The property is freehold and may be subject to a service charge as a contribution towards the communal areas. We are awaiting confirmation on this.





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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.