Robert Ellis

look no further. . .

Nursery Avenue
West Hallam, Derbyshire DE7 6HT

DETACHED BUNGALOW WITH TWO EN-SUITE BEDROOMS, SEPARATE CLOAKROOM, LARGE CONSERVATORY & GARAGE OFFERED FOR SALE WITH NO UPWARD CHAIN.

Offers Over £290,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SPACIOUS UNIQUE TWO BEDROOM DETACHED BUNGALOW FEATURING TWO EN-SUITE BATHROOMS, A SEPARATE CLOAKROOM, LARGE CONSERVATORY, GARAGE AND GARDEN DECKING AREA SITUATED IN THIS POPULAR DERBYSHIRE VILLAGE LOCATION BEING BROUGHT TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN.

With single level accommodation comprising central entrance hallway, spacious living room, conservatory, dining breakfast kitchen, separate wc and both bedrooms benefitting from en-suite facilities.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, garage and enclosed garden space to the rear.

The property is located in this popular Derbyshire village location yet remaining within close proximity of the nearby shops and amenities in Ilkeston town centre. There is also easy access to open countryside, including that of the Nutbrook Trail and Shipley Country Park, as well as great transport links including Ilkeston train station which is a short distance away.

We believe the property will make an ideal downsize or retirement property being on one level with easy to maintain garden space to the rear.

We highly recommend an internal viewing.

ENTRANCE HALL
11'8" x 7'3" (3.57 x 2.22)
Composite and stained double glazed front entrance door, radiator, laminate flooring, coving, coat pegs, loft access point to a partially boarded, lit and insulated loft space which also houses the gas fired combination boiler for central heating and hot water purposes. Doors lead to all rooms.

WC
4'9" x 2'9" (1.45 x 0.84)
Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap, tiled splashbacks and double storage cabinets beneath. Spotlights, coving, laminate flooring.

LIVING ROOM
14'4" reducing to 12'8" x 9'4" (4.37 reducing to 3.87 x 2.87)
uPVC double glazed French doors opening into the conservatory (with fitted blinds), additional double glazed window to the side, with stained glass top panels (with fitted roller blind), radiator, coving, media points, laminate flooring.

CONSERVATORY
11'0" x 9'3" (3.37 x 2.83)
Brick and double glazed construction with pitched roof and stained glass top window panels with double glazed French doors opening out to the rear garden decking, central heating radiator, laminate flooring.

DINING BREAKFAST KITCHEN
14'4" x 12'8" (4.38 x 3.87)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite style roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Decorative tiled splashbacks, Rangemaster cooker with curved extractor canopy over, integrated dishwasher, plumbing for washing machine and space for full height fridge/freezer, radiator, tiled floor, coving, double glazed window to the side with stained glass top panels (with fitted roller blind), double glazed French doors then open out to the rear garden (with fitted vertical blinds).

BEDROOM ONE
10'9" x 10'0" (3.28 x 3.06)
Double glazed bow window to the front, radiator, laminate flooring, coving, range of fitted bedroom furniture including wardrobes, drawers and overhead storage cabinets. Door to en-suite bathroom.

EN-SUITE BATHROOM
8'7" x 7'0" (2.63 x 2.14)
Four piece suite comprising freestanding bath with mixer tap, separate tiled and enclosed shower cubicle with glass screen/sliding door and mains shower, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Partial tiling to the walls, chrome ladder towel radiator, double glazed window to the side with stained glass top panels (with fitted roller blind), spotlights, coving, extractor fan.

BEDROOM TWO
12'7" reducing to 7'7" x 7'6" (3.85 reducing to 2.33 x 2.29)
Double glazed window to the front, radiator, laminate flooring, coving. Door to en-suite.

EN-SUITE SHOWER ROOM
4'10" x 4'9" (1.48 x 1.47)
Three piece suite comprising tiled and enclosed shower cubicle with sliding glass screen and mains shower, wash hand basin with mixer tap, tiled splashbacks and storage cabinets beneath, push flush WC. Chrome ladder towel radiator, tiled splashbacks to surround the shower cubicle, coving, spotlights, extractor fan, double glazed window to the side with stained glass top panels.

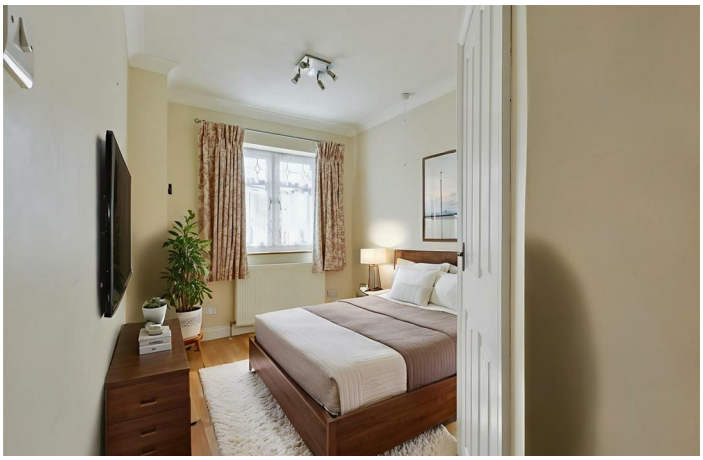
OUTSIDE
To the front of the property there is a lowered kerb entry point to a tarmac driveway providing off-street parking which leads to the detached garage. The front garden is designed for straightforward maintenance with decorative slate chippings and a planted rockery style front garden housing a variety of bushes and shrubbery. There is a shaped pathway with grab rails to either side which provides access to the front entrance door and there is pedestrian gated access leading to the rear garden.

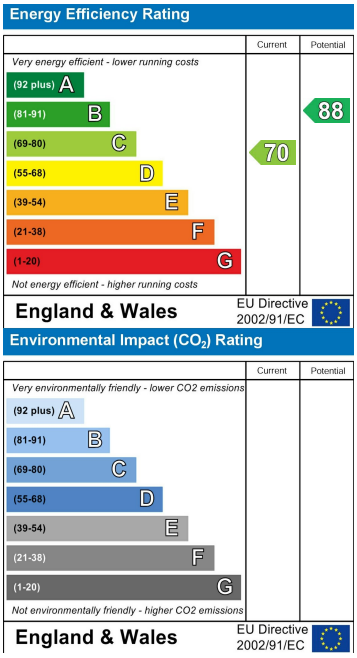
TO THE REAR
The rear garden is split into two sections with a raised decked entertaining space with decorative wooden balustrade. This then leads to the main part of the garden which is predominantly lawned and enclosed by timber fencing with planted borders housing a variety of bushes and shrubbery. Pedestrian gated access which leads back to the front, as well as a personal access door into the rear of the garage.

GARAGE
17'7" x 8'7" (5.36 x 2.63)
Up and over door to the front, personal access door to the rear, power and lighting points.

DIRECTIONS
Upon leaving Ilkeston in the direction of West Hallam, continue past the entrance to Straw's Bridge before taking an eventual left hand turn onto St. Wilfred's Road. Take a second right hand turn onto Scargill Road and then take a left onto Nursery Avenue. Follow the bend to the right and the property can be found on the right hand side, identified by our For Sale board.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.





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