Robert Ellis

look no further. . .

Kniveton Park
Ilkeston, Derbyshire DE7 5FD

A THREE BEDROOM CHALET-STYLE DETACHED HOUSE.

£350,000 Freehold

We are pleased to offer for sale this individually designed and built three bedroom chalet-style detached house, located in a prime position.

Situated within Kniveton Park, one of Ilkeston's most desirable residential streets, which offers a traditional and individual range of family homes. Conveniently located on the outskirts of Ilkeston and close enough to enjoy all the benefits of the market town which includes a variety of shops and amenities including Tesco, Morrison and Aldi, as well as it's own train station. Kniveton Park is situated in a residential suburb close to the borders of West Hallam and within walking distance of open space and countryside.

The property has been particularly well maintained over the years and comes to the market in a ready to move into condition with features including gas fired central heating and double glazing. Offering spacious and adaptable accommodation, great for a variety of buyers. The accommodation currently comprises a welcoming spacious entrance hallway, a generous living room with glazed French doors opening to a large dining area. There is a fitted breakfast kitchen with useful utility room beyond. Also on the ground floor is a double bedroom which can also be used as an additional sitting room. There is a ground floor bathroom and separate WC. Rising to the first floor, the landing provides access to two double bedrooms, one of which has a dressing area, and there is also a shower room/WC on this level.

Set back from the road on the inner circle of Kniveton Park, the deep frontage has been professionally landscaped and provides parking for several vehicles and there is a single garage. The rear gardens are attractively landscaped and offer ease of maintenance. There is a loggia to be able to sit and enjoy your morning coffee without getting wet!!

Offered for sale with NO CHAIN, an internal viewing is highly recommended.

RECEPTION HALLWAY
A welcoming and spacious hallway with uPVC double glazed front entrance door, radiator, doors to all ground floor rooms and staircase leading to the first floor. Built-in airing cupboard, separate built-in cloaks cupboard.

LOUNGE
17'3" reducing to 11'10" x 16'11" (5.27 reducing to 3.63 x 5.18)
Coal effect gas fire with feature surround, radiator, walk-in double glazed square bay window to the rear, double glazed door to the rear garden and glazed double French doors leading to dining room.

DINING ROOM
12'11" reducing to 9'6" x 14'11" (3.95 reducing to 2.9 x 4.56)
Radiator, double glazed window to the rear.

BREAKFAST KITCHEN
13'11" x 7'11" (4.26 x 2.42)
Range of fitted wall, base and drawer units with work surfacing and inset one and a half bowl sink with waste disposal unit and single drainer. Built-in Bosch electric double oven, Neff gas hob and extractor hood over. Integrated dishwasher and larder fridge. Built-in bistro table, radiator, double glazed windows to the front and side elevations, stable door leading to the utility room.

UTILITY ROOM
11'6" x 6'1" (3.51 x 1.87)
Fitted units including wall and base cupboards with work surfacing and inset stainless steel sink unit with single drainer. Plumbing and space for washing machine, cupboard housing 'Worcester' gas combination boiler (for central heating and hot water). Double glazed window to the front, double glazed door leading to the rear garden.

GROUND FLOOR BEDROOM ONE
13'4" x 8'8" (4.08 x 2.66)
Fitted bedroom furniture including wardrobes, eye level unit and dressing table recessed with drawers, radiator, double glazed window to the side.

BATHROOM
7'6" x 6'0" (2.30 x 1.84)
Modern three piece suite comprising wash hand basin with vanity unit, panel bath and walk-in shower cubicle with electric shower. Feature tiling to walls, heated towel rail, double glazed window.

SEPARATE WC
Housing a low flush WC, double glazed window.

FIRST FLOOR LANDING
Doors to bedrooms two and three, and shower room.

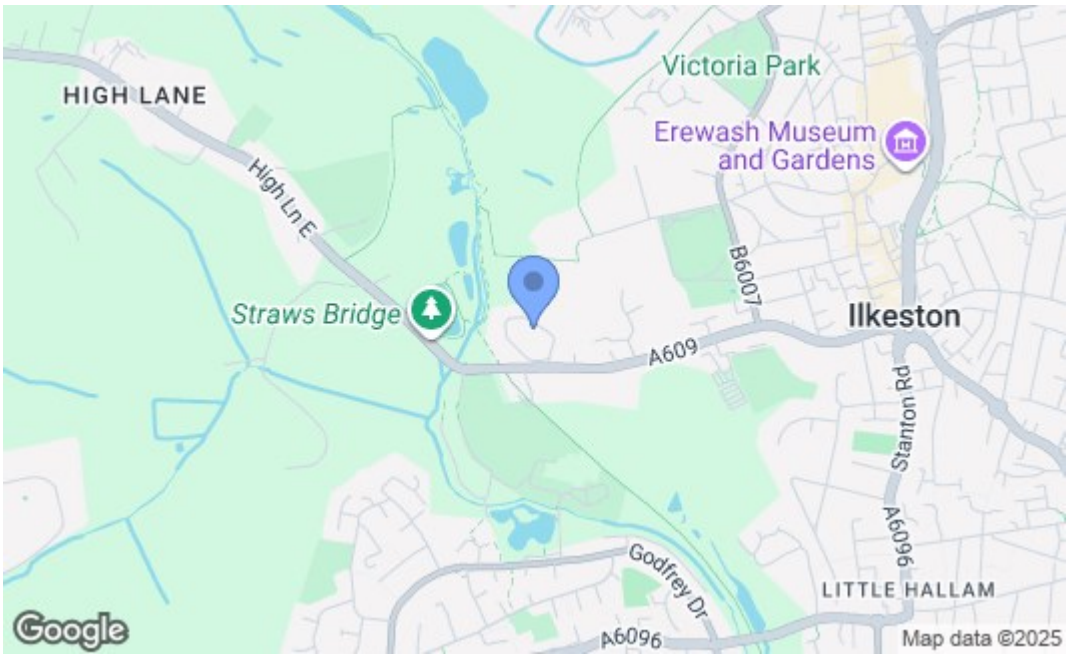
BEDROOM TWO
21'11" reducing to 8'8" x 4'3" increasing to 10'8" (6.7 reducing to 2.66 x 1.31 increasing to 3.26)
Dressing area with fitted wardrobes, radiator, two double glazed roof windows, double glazed dormer window to the rear.

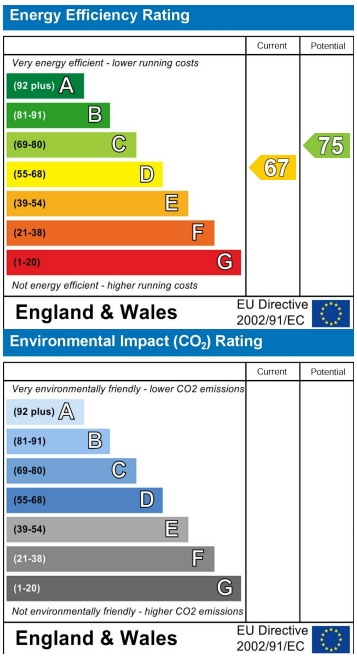
BEDROOM THREE
9'10" reducing to 7'8" x 11'1" (3.02 reducing to 2.36 x 3.4)
Fitted bedroom furniture including wardrobes, dressing table recess and eye level units, eaves storage space, radiator, double glazed roof light, double glazed window to the gable end.

SHOWER ROOM
9'6" x 4'6" (2.9 x 1.38)
Three piece suite comprising pedestal wash hand basin, low flush WC, shower cubicle with electric shower. Fitted vanity unit, radiator, double glazed dormer window to the front.

OUTSIDE
The property is set back some way from the road and has a deep frontage which has been professionally landscaped with ease of maintenance in mind. There is a block paved driveway providing parking for several vehicles. This in turn leads to the garage and a pathway continues to the front garden. There is a section of garden finished with broken slate ornamental bedding with inset feature paved detailing. There is gated pedestrian access to one side of the property leading to the rear garden which is more modest in size than the front and offers a private and easy to maintain space with block paved patio area with small summerhouse, a lower garden laid to lawn flanked with gravel and shrub beds and there is a raised loggia providing a covered seating area with a uPVC door leading into the lounge. There is outside lighting and a cold water tap.

GARAGE
10'2" x 8'11" (3.11 x 2.74)
Up and over electric door, light and power, double glazed window, uPVC double glazed personal door.





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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