Robert Ellis

look no further. . .

Gadsby Close
Ilkeston, Derbyshire DE7 4SB

A MODERN THREE BEDROOM END TOWN HOUSE.

Offers Over £200,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

A MODERN THREE BEDROOM END TOWN HOUSE.

Situated on a generous plot and set back from the road with ample off-street parking and driveway which leads to a single garage. The gardens are a good size and landscaped with lawn. The aspect of the garden is enjoyed by a uPVC double glazed conservatory.

Other features of this property include a semi open plan dining kitchen, gas fired central heating and double glazing.

Situated in a cul de sac in this popular and now established residential suburb on the outskirts of Ilkeston offering the best of both worlds. Close to the bustling market town centre there is a wide choice of amenities including a Tesco, Morrisons as well as a train station. Schools are within an easy reach and if you enjoy the outdoors open countryside is not too far away including the picturesque villages of Stanton by Dale and Dale Abbey.

Ideally suited to first time buyers with space to grown into a young family home. Viewing is highly recommended.

ENTRANCE HALL
Double glazed front entrance door, radiator, stairs to the first floor. Door to lounge.

LOUNGE
13'3" x 12'6" (4.05 x 3.83)
Electric flame-effect fire and surround, radiator, double glazed window to the front.

DINING AREA
8'11" x 8'0" (2.74 x 2.46)
Understairs store cupboard, radiator, double glazed French doors leading to the conservatory and partially open to kitchen.

KITCHEN
8'11" x 7'3" (2.74 x 2.23)
Incorporating a fitted range of wall, base and drawer units with rolled edge work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, gas hob with extractor hood over. Plumbing and space for washing machine. Cupboard housing gas boiler (for central heating and hot water). Double glazed window to the rear.

CONSERVATORY
11'9" x 8'8" (3.6 x 2.65)
uPVC double glazed windows with double glazed French doors opening to the rear garden.

FIRST FLOOR LANDING
Built-in airing cupboard with lagged cylinder. Loft hatch, double glazed window.

BEDROOM ONE
12'4" x 9'1" (3.77 x 2.77)
Radiator, double glazed window to the rear.

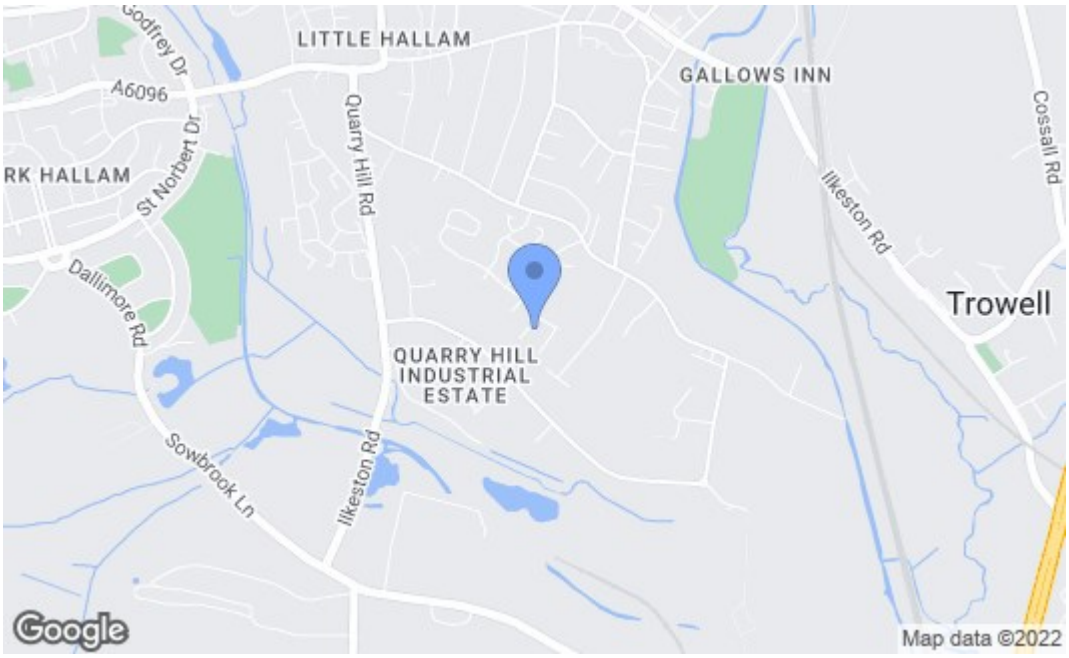
BEDROOM TWO
10'0" x 9'6" reducing to 6'9" (3.07 x 2.91 reducing to 2.07)
Radiator, double glazed window to the front.

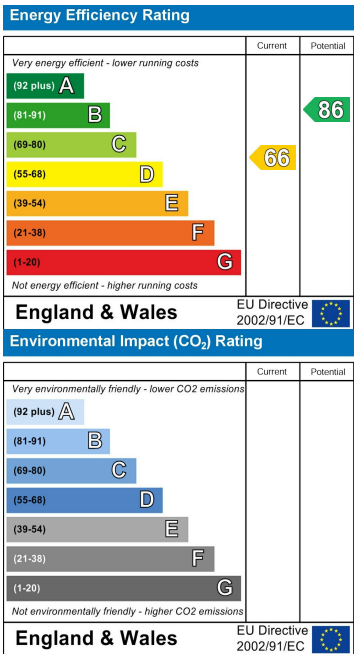
BEDROOM THREE
8'8" x 6'11" reducing to 4'7" (2.65 x 2.11 reducing to 1.41)
Fitted wardrobe, radiator, double glazed window to the front.

BATHROOM
6'6" x 6'4" (2 x 1.95)
Incorporating a three piece suite comprising wash hand basin, low flush WC and "P" shaped shower bath with shower and screen over. Radiator, double glazed window.

OUTSIDE
The property is set back from the road with a gravel forecourt landscaped with easy maintenance in mind. A driveway provides ample off-street parking for at least 2-3 vehicles in tandem and internally leads to a sectional concrete built single garage. The garden is enclosed and of a generous size with paved patio and lawn surrounded by gravel borders. There is a garden shed.

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.
Made with Metropix ©2022





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