



Coppice Avenue  
, Ilkeston DE7 8QD

**£175,000 Freehold**

A THREE BEDROOM, TWO BATHROOM  
FULLY RENOVATED SEMI DETACHED  
HOUSE.



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND RECENTLY RENOVATED THROUGHOUT THREE BEDROOM, TWO BATHROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED LOCATION OF VIEWS OVER NEIGHBOURING GREEN SPACE TO THE REAR.

With accommodation over two floors comprising entrance hall, living room, inner lobby, kitchen and bathroom to the ground floor. The first floor landing provides access to three bedrooms (bedroom one having an en-suite shower fitted over the top of the stairs) and a separate first floor WC.

Further benefits of the property include a re-fitted boiler (February 2022), re-wiring and new consumer box fitted (2021), newly fitted kitchen, bathroom, floor coverings and decoration throughout over more recent weeks.

Because of the work described above, the property is certainly in a ready to move into condition and is situated within close proximity of good nearby schooling for all ages, healthcare needs, transport links into Ilkeston and Heanor, as well as easy access to good nearby open green space and outdoor walking.

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



## ENTRANCE HALL

4'6" x 4'1" (1.39 x 1.27)

Composite and double glazed front entrance door, radiator, staircase rising to the first floor, laminate flooring and door to lounge.

## LOUNGE

14'8" x 11'10" (4.49 x 3.62)

Matching to the hallway laminate flooring, double glazed window to the front, radiator, media points, coving, useful understairs cupboard and door to middle lobby.

## LOBBY

3'0" x 2'9" (0.93 x 0.86)

Opening through to kitchen and door to bathroom. Matching to the living room laminate flooring and further door to storage closet with space for full height fridge/freezer and also housing the wall mounted recently re-fitted electrical consumer box.

## BATHROOM

6'6" x 5'10" (2.00 x 1.78)

Modern recently fitted white three piece suite comprising panel bath with Mira electric shower and glass shower screen, wash hand basin with mixer tap and double storage drawers beneath, and push flush WC. Double glazed window to the rear, extractor fan, laminate flooring, radiator and spotlights.

## KITCHEN

10'1" x 8'3" (3.08 x 2.54)

Comprising a modern and recently re-fitted range of base and wall storage cupboards with marble effect roll top work surfaces incorporating counter-level four ring gas hob with curved extractor fan over and fitted oven beneath, inset counter-level sink, draining board with central mixer tap and matching to the worktops splashboards, boiler cupboard housing the gas fired central heating combination boiler fitted in February 2022, integrated plumbing space for washing machine, vertical radiator, matching to the living room laminate flooring, spotlights, two double glazed windows to the rear with central uPVC panel double glazed exit door to outside.

## FIRST FLOOR LANDING

Doors to all bedrooms and WC, double glazed window to the side and loft access point to an insulated loft space.

## BEDROOM ONE

11'10" x 10'11" (3.63 x 3.33)

Double glazed window to the front, radiator and door to en-suite shower room.

## EN-SUITE SHOWER ROOM

3'11" x 2'10" (1.21 x 0.87)

Making the most of the space available at the top of the stairs incorporating a tiled enclosed shower cubicle with mains ran shower, tiled splashbacks and decorative tile effect flooring.

## BEDROOM TWO

12'7" x 7'6" (3.84 x 2.29)

Double glazed window to the rear making the most of the views to the rear, radiator and fitted wardrobe.

## BEDROOM THREE

7'6" x 5'8" (2.29 x 1.74)

Radiator, double glazed window to the front with fitted roller blind overlooking the garden and green space beyond.

## SEPARATE WC

5'0" x 3'4" (1.54 x 1.03)

Two piece suite comprising push flush WC and wash hand basin with mixer tap and storage cupboard beneath. Double glazed window to the side with fitted Roman blind, radiator and decorative tile effect flooring.

## OUTSIDE

To the front of the property there is a brick front boundary wall, front garden lawn, pathway to front entrance door and shared tarmac driveway with the neighbouring property leading down the side of the property towards the detached garage and open access into the rear garden.

## REAR GARDEN

Enclosed by timber fencing and hedgerows to the boundary line, the rear garden is greeted initially via the uPVC door from the kitchen to a block paved raised entertaining space (ideal for BBQs and gatherings), block paved step then provide access to a generous lower lawn section enclosed by fencing and hedgerows to the boundary line incorporating a planted rockery making the most of the views to the rear. Within the garden there is an external lighting point, as well as a water tap, and personal access door to the garage.

## DETACHED GARAGE

Double doors to the front, personal access door to the side, pitched main roof with power and lighting points.

## DIRECTIONAL NOTE

Proceed away from Ilkeston as if heading in the direction of Shipley and Heanor, before taking an eventual right hand turn from the main Heanor Road onto Church Drive. Take the first left onto Coppice Avenue and the property can then be found on the left hand side identified by our For Sale board.

Ref: 7606NH





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.