Robert Ellis

*look no further. . .*

Kingston Avenue
Ilkeston, DE7 4BA

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

**£205,000**

0115 949 0044

/robertellisestateagent

@robertellisea

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET, WITH NO UPWARD CHAIN, A RENOVATED THREE BEDROOM, TWO BATHROOM SEMI DETACHED HOUSE, SITUATED WITHIN THIS POPULAR AND ESTABLISHED 'NO THROUGH ROAD' LOCATION.

With accommodation over two floors comprising entrance hall, living room, kitchen, utility space and bathroom to the ground floor. The first floor landing then provides access to three bedrooms with the principal bedroom benefiting from an en suite shower room.

Other benefits to the property include gas fired central heating from a newly fitted combination boiler, double glazing, generous garden and the potential for off-street parking, subject to the lowering of the front kerb and the necessary permissions.

The property is offered for sale with no upward chain and would ideally suit both first time buyers and young families alike as there is easy access to nearby schooling, healthcare needs, open spaces and transport links in around the local town and cities.

We highly recommend an internal viewing.

ENTRANCE HALL
4'0" x 3'1" (1.23 x 0.96)
UPVC panel and double glazed front entrance door, radiator, stairs to first floor, laminate flooring and door to lounge.

LOUNGE
13'11" x 13'1" (4.25 x 4.01)
Double glazed window to the front with fitted blinds, radiator, laminate flooring, spotlights and door to kitchen.

BREAKFAST KITCHEN
11'1" x 9'8" (3.38 x 2.96)
The kitchen area comprises a range of newly fitted base and wall storage cupboards with laminate roll top work surfaces incorporating 1½ bowl sink unit with central mixer tap and tiled splashbacks. Fitted four ring ceramic hob with extractor over and oven beneath, tiled floor, radiator, newly fitted wall mounted gas fired central heating combination boiler, double glazed window to the rear with fitted blinds, UPVC panel and double glazed exit door to the rear patio, useful understairs pantry space with a continuation of the tiled floor from the kitchen, matching laminate counter top space and housing the gas and electricity meters.

UTILITY AREA
5'8" x 2'3" (1.75 x 0.7)
Plumbing and space for washing machine and laminate roll top counter space above to match the kitchen. Door to bathroom.

BATHROOM
6'11" x 5'7" (2.12 x 1.72)
Newly fitted white three piece suite comprising push-flush w.c., wash hand basin with mixer tap and panel bath with mixer tap and shower attachment over, double glazed window to the rear with fitted roller blind, wall mounted chrome heated ladder towel radiator, tiled floor and extractor fan.

FIRST FLOOR LANDING
Doors to all bedrooms, double glazed window to the side and loft access point.

BEDROOM 1
12'9" x 11'9" (3.9 x 3.59)
Double glazed window to the front with fitted blinds, radiator and door to en suite.

EN SUITE
8'2" x 2'11" (2.49 x 0.9)
Three piece suite comprising walk-in tiled shower cubicle with rainfall style mains fed shower head and additional hand-held shower attachment and folding glass shower screen. Wash hand basin with mixer tap and push-flush w.c. Partially tiled walls and extractor fan.

BEDROOM 2
10'7" x 8'5" (3.23 x 2.57)
Double glazed window to the rear with fitted blinds and radiator.

BEDROOM 3
8'5" x 7'1" (2.57 x 2.17)
Double glazed window with fitted blinds and radiator.

OUTSIDE
To the front of the property there is the provision for a good size block paved driveway, subject to the lowering of the kerb and the necessary permissions. This in turn would then provide front parking for at least three cars side-by-side to the front of the property. A matching block paved pathway then provides access down the left hand side of the property, opening into the rear garden. The rear garden is of a good size, measuring approximately 100ft in length and benefits from a good size initial paved patio area, ideal for entertaining, leading onto a lawned garden, enclosed by timber fencing and hedgerows to the boundary line with central paved pathway.

DIRECTIONAL NOTE
From the main Ilkeston roundabout, continue along Nottingham Road heading in the direction of Trowell. Before the bridge, take a right turn onto Thurman Street which in turn becomes Corporation Road. At the 'T' junction turn left and take the first right onto Kingston Avenue. The property can then be found a little way along on the right hand side, identified by our For Sale Board.

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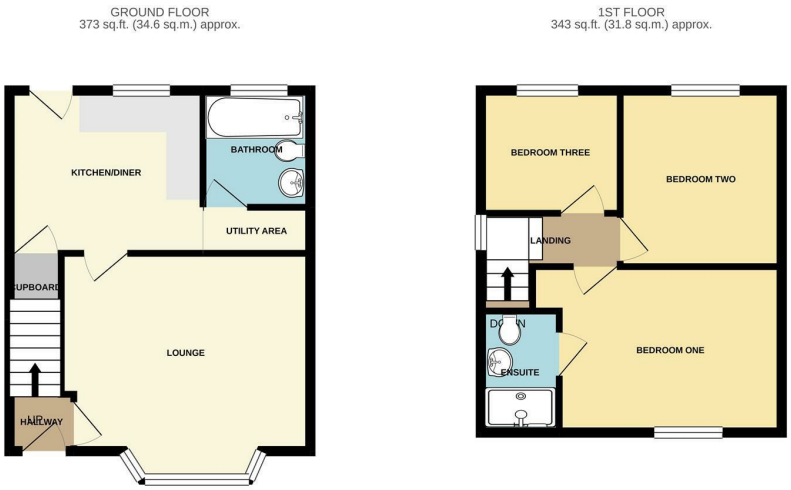

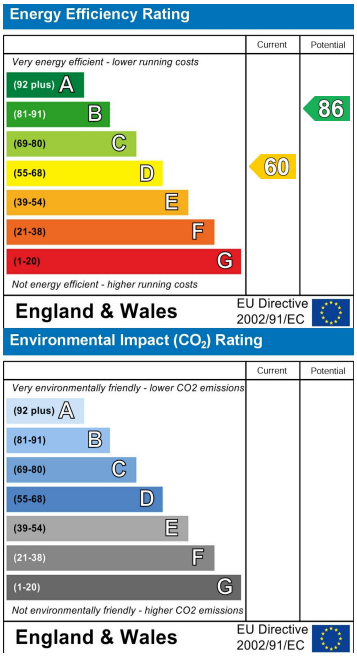


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044