



**Gadsby Close**  
**Ilkeston, Derbyshire DE7 4SB**

A THREE BEDROOM SEMI DETACHED  
HOUSE

**£190,000 Freehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET A THREE BEDROOM SEMI DETACHED HOUSE, POSITIONED WITHIN THIS RESPECTED AND QUIET CUL DE SAC LOCATION.

With accommodation over two floors comprising entrance hall, living room, dining room and kitchen to the ground floor. The first floor landing provides access to three bedrooms and a three piece bathroom.

Other benefits to the property include gas fired central heating, double glazing, off-street parking and generous enclosed rear garden.

The property itself sits favourably within close proximity of excellent nearby schooling for all ages, good nearby transport links including north and south access to the M1 both junctions 25 and 26, Ilkeston Train Station as well as other local routes into Stapleford, Beeston and Long Eaton. The Nutbrook Trail, countryside and various retail parks are also close by, offering a variety of national and independent retailers.

The property would ideally suit both first time buy or young families and we therefore highly recommend an internal viewing.



### ENTRANCE HALL

4'4" x 4'1" (1.34 x 1.27)

Panel and stained glass front entrance door, radiator, stairs rising to the first floor and door to living room.

### LOUNGE

13'11" x 12'7" (4.25 x 3.84)

Double glazed window to the front with fitted Roman blinds, two radiators, coving, wooden flooring, media points and double Georgian style doors to dining room.

### DINING ROOM

9'8" x 8'1" (2.96 x 2.47)

Double glazed French doors opening out to the rear garden, radiator, wooden flooring, coving and useful understairs storage cupboard. Archway to kitchen.

### KITCHEN

9'7" x 7'4" (2.94 x 2.25)

Comprising a range of matching fitted base and wall storage cupboards with roll top work surfaces incorporating four ring gas hob with extractor over and oven beneath, plumbing for washing machine and space for further under-counter kitchen appliance. Single sink and drainer with central mixer tap, tiled splashbacks, boiler cupboard housing the gas fired central heating boiler, double glazed window to the rear with fitted slatted blind, space for full height fridge/freezer, tiled floor and spotlights.

### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom, double glazed window to the side with fitted Roman blind, loft access to a partially boarded and insulated loft with power. Airing cupboard housing hot water cylinder and shelving above.

### BEDROOM 1

12'4" x 9'7" (3.76 x 2.93)

Double glazed window to the rear with fitted Roman blind and radiator.

### BEDROOM 2

9'11" x 9'6" (3.04 x 2.9)

Double glazed window to the front with fitted slatted blind, radiator and laminate flooring.

### BEDROOM 3

8'8" x 6'5" (2.66 x 1.97)

Double glazed window to the front with fitted slatted blind, radiator, laminate flooring and useful over the stairs storage cupboard.

### BATHROOM

6'6" x 6'3" (2 x 1.93)

Shaped panel bath with mains fed shower over, low flush w.c. and wash hand basin with tiled splashbacks. Partially tiled walls, double glazed window to the rear with fitted blind, extractor fan, spotlights and radiator.

### OUTSIDE

To the front of the property is a shaped lawn garden and tarmac driving leading down the right hand side, providing off-street parking, which in turn affords pedestrian access through to the rear garden. The rear garden is of a good size, being enclosed by timber fencing, incorporating a good size lawn section, patio, decorative gravel chippings and stepping stone pathway providing access to the foot of the plot with timber storage shed, planted borders and an additional timber storage shed, lighting point and water tap.

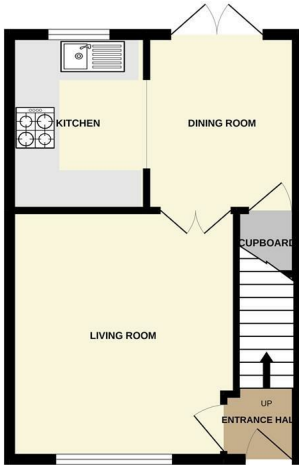
### DIRECTIONAL NOTE

From the main Ilkeston roundabout, proceed along Nottingham Road heading in the direction of Ilkeston, before taking an eventual right turn just prior to the turning for Screwfix onto Thurman Street. This continues onto Corporation Road and up the hill to the 'T' junction before taking a right turn onto Longfield Lane. Take the first left onto Harrow Drive to the 'T' junction and left onto Thistle Road. Take the first right onto Gadsby Close and the property can then be found on the left hand side.

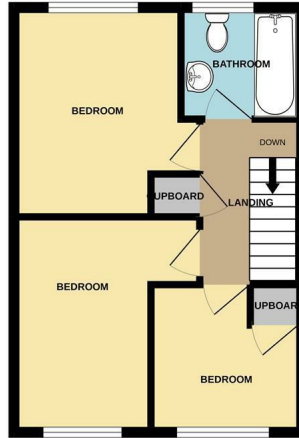
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GROUND FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 sq.m.) approx.

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 for 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 floorplan 02022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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