Robert Ellis

look no further. . .

Ascot Place
Kirk Hallam, Derbyshire DE7 4GB

A THREE BEDROOM SEMI DETACHED HOUSE OFFERING A LARGE GARDEN PLOT TO THE REAR.

£199,950 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS QUIET AND YET ESTABLISHED CUL DE SAC LOCATION WITH A FANTASTIC GARDEN PLOT TO THE REAR WHILST ALSO MAKING THE MOST OF THE VIEWS OVER THE NEIGHBOURING COUNTRYSIDE FROM THE FIRST FLOOR REAR WINDOWS.

The property also benefits from gas fired central heating from combi boiler, double glazing with potential for off-street parking, and a large garden (South facing) incorporating a fantastic size workshop, as well as various garden sections (ideal for growing families). The property has a 16 panel solar panel system, reducing electricity bills.

The property is situated within easy reach of excellent nearby open countryside, yet also offering easy access to day to day conveniences, including schooling for all ages. There is also easy access to the shops and services within the nearby town centre of Ilkeston, as well as good transport networks such as the A52, M1 and Ilkeston train station.

This is the first time this property has been for sale in over 20 years. We believe that the property would make an ideal first time buy or young family home. We highly recommend an internal viewing.

ENTRANCE HALL
6'7" x 6'3" (2.03 x 1.92)
Panel and glazed front entrance door, double glazed window to the front (with fitted roller blind), staircase rising to the first floor, radiator, door to lounge and door to kitchen.

LOUNGE
12'1" x 11'10" (3.69 x 3.63)
Double glazed window to the rear, radiator, media points, door to hallway and door back to the dining room.

DINING ROOM
11'3" x 7'1" (3.44 x 2.16)
Double glazed window to the rear, media point, serving hatch back to the kitchen, door to the lounge.

KITCHEN
13'4" max x 7'9" (4.07 max x 2.37)
Matching range of fitted base and wall storage cupboards with square edge work surfaces incorporating counter-level single sink and draining board with tile splashbacks. Fitted counter-level four ring gas hob and in-built oven. Space for under-counter kitchen appliance, double glazed window to the front (with fitted roller blind), serving hatch to the dining area, radiator.

SIDE LOBBY
3'4" x 3'0" (1.02 x 0.93)
Panel and glazed door to the carport, concertina folding door to the utility/boiler room and door to store room.

BOILER HOUSE/UTILITY
Housing a wall mounted gas fired combination boiler (for central heating and hot water purposes) and plumbing for a washing machine, power and lighting points.

STORE ROOM
10'3" x 4'2" (3.14 x 1.29)
Double glazed window to the rear and a useful space with power and lighting points which could be used for further storage space for kitchen appliances and/or other related items.

FIRST FLOOR LANDING
Double glazed window to the front (with fitted roller blind), useful storage cupboard with shelving, loft access point to an insulated loft space, and doors to all bedrooms, bathroom and WC.

BEDROOM ONE
12'9" x 11'3" (3.91 x 3.43)
Double glazed window to the rear (making the most of the far reaching views beyond) and radiator.

BEDROOM TWO
11'6" x 10'9" (3.51 x 3.28)
Double glazed window to the rear (making the most of the views beyond) and radiator.

BEDROOM THREE
10'1" x 7'8" (3.08 x 2.34)
Double glazed window to the front, radiator and useful overstairs fitted storage cupboard.

BATHROOM
7'9" x 7'7" (2.38 x 2.33)
Two piece suite comprising bath with Triton electric shower over and wash hand basin with tile splashbacks. Partial wall tiling, radiator and double glazed window to the side (with fitted roller blind).

SEPARATE WC
4'7" x 2'7" (1.42 x 0.81)
Housing of a push flush WC, double glazed window to the front (with fitted roller blind) and radiator.

CARPORT
Access back to the front, polycarbonate sloping ceiling and further panel and glazed door access into the rear garden.

REAR GARDEN
Split into various sections with the first part of the garden offering a good sized paved patio seating area (ideal for entertaining) which in turn also provides access down the right hand side of the garden with a pedestrian door into the large workshop. The workshop could be used for a variety of purposes and has the benefit of an extension offering power and lighting points. From the top part of the garden there is then two sets of access pathways leading down to a middle lawn and secondary patio area. This area offers an ideal seating area and raised planters housing a variety of bushes and shrubbery. A further gate then provides access to the next level of the garden where two tin garden sheds and further timber shed can be found, as well as a third patio seating area. Beyond this area, the garden then opens out into the lower part of the garden which is predominantly lawned and enclosed by timber fencing to the boundary lines offering privacy. The garden offers a well stocked range of planted flowerbeds, borders and rockery housing a variety of mature bushes and shrubbery. There is decorative slate and gravel stone chippings, and a decorative chip bark area with central circular patio for enjoyment of the evening sunlight. The garden offers further views over the neighbouring countryside beyond the boundary lines and also incorporates external water tap and lighting points.

OUTSIDE
To the front the property is enclosed by partial timber fencing and gates to the boundary line. The front garden offers a raised planter housing a variety of mature bushes and shrubbery. Decorative gravel stone chippings and patio slabs, access to the front entrance door. There is a potential for off-street parking subject to obtaining a lowered kerb which in turn leads to the carport.

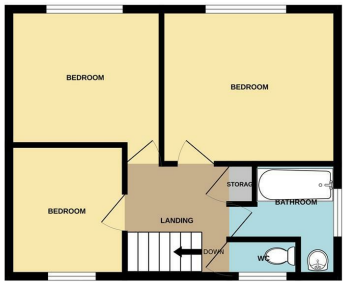
DIRECTIONAL NOTE
From our Stapleford Office, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction, turn right onto Town Street and proceed parallel with the canal, heading in the direction of Stanton by Dale. At the bend in the road, continue onto Ilkeston Road Sandiacre and then continue onto Lows Lane. Proceed through Stanton, before taking a left hand turn just after Twelve Houses and continue past the school into Kirk Hallam. At the roundabout, take the second left onto St Norbert Drive and follow the road, before taking a left hand turn onto Avondale Road. Take the first left into the cul de sac of Ascot Place and the property can be found at the head of the cul de sac identified by our For Sale board.

Ref: 7893NH

AGENT'S NOTE - SOLAR PANELS
The property comes with the benefit of a 16 panel solar system which is on a lease basis on the property from 2012 on a 25 year and 3 month lease. There is no income from the solar panels, however there is a reducing in energy costs for the property. We ask that your solicitor confirms all the information regarding the lease arrangements prior to completion.

GROUND FLOOR

1ST FLOOR



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.
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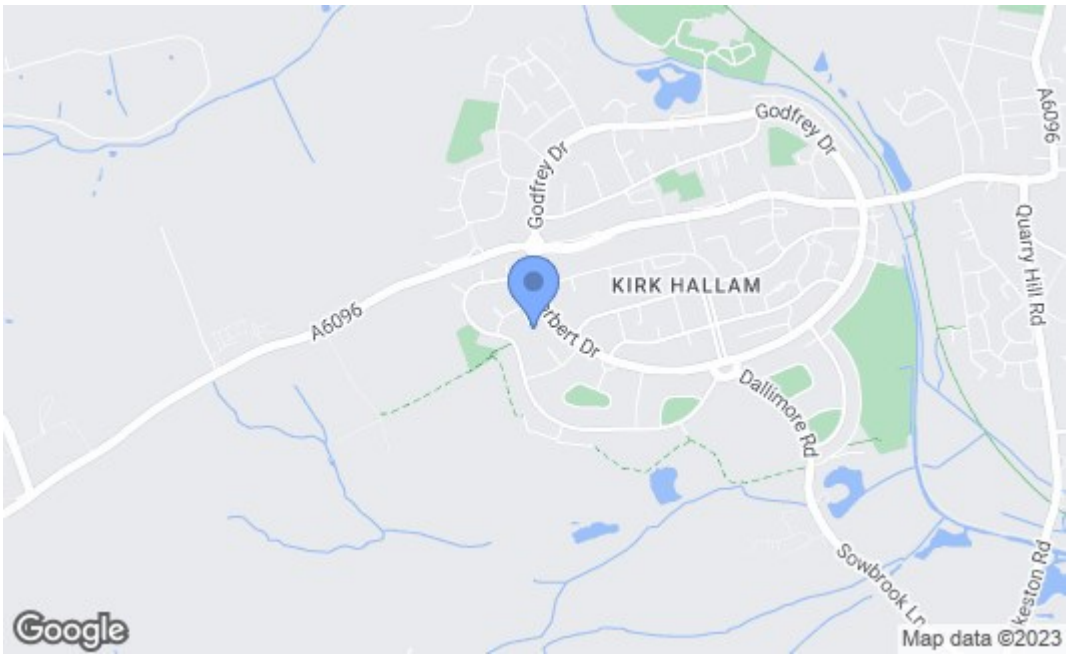

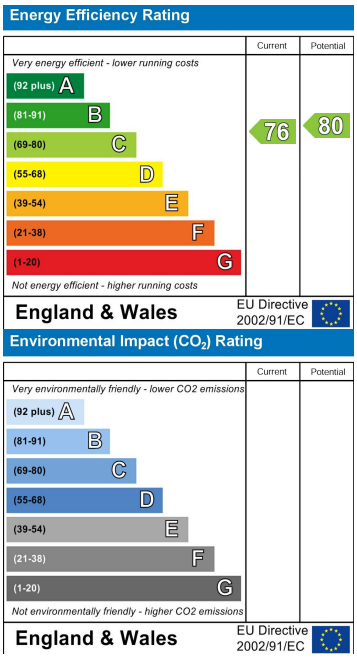

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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