



Kingston Avenue  
Ilkeston, DE7 4BD

**£220,000 Freehold**

A THREE BEDROOM SEMI DETACHED  
HOUSE.



Offered for sale this three bedroom semi detached house in a ready to move into condition.

Offering a modern, stylish interior, great for first time buyers and young families. With the benefit of gas fired central heating served from a combination boiler (installed in 2021), modern fitted kitchen with feature central island unit and a large uPVC double glazed conservatory. What cannot be appreciated from the road is the expansive rear gardens with patio and lawns, and backing onto playing fields. This is a great, safe environment for families to unwind, play and relax.

To the front is a forecourt which offers the potential for off-street parking for two vehicles (subject to a drop kerb). Situated on a residential street within this popular and established residential suburb, close to the market town centre of Ilkeston where there is a variety of shops and amenities, including Morrisons and Tesco, as well as the train station for those wishing to commute.

This property would make a fantastic first home with space to grow. An early internal viewing is highly recommended.



## ENTRANCE HALL

Double glazed window and front entrance door, radiator, stairs to the first floor.

## LOUNGE

13'4" x 13'0" (4.07 x 3.97)

A period-style cast iron fire surround with inset gas fire, fitted low level cupboards and shelving. Radiator, double glazed bay window to the front.

## DINING KITCHEN

16'6" x 9'10" (5.04 x 3.02)

Comprising a fully fitted range of wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Feature central island unit with base cupboards, wood block work surfacing including breakfast bar. Gas cooker point, space and plumbing for dishwasher. Integrated fridge/freezer, utility area with plumbing and space for washing machine and tumble dryer. Wall mounted Worcester combination boiler (installed in 2021). The kitchen area has double glazed window and patio doors leading to the conservatory. To the utility area there is a double glazed door to the side elevation and door to cloaks/WC.

## CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin and low flush WC.

## CONSERVATORY

13'10" x 12'7" (4.23 x 3.86)

uPVC double glazing with double glazed French doors opening to the rear garden.

## FIRST FLOOR LANDING

Loft hatch and doors to bedrooms and bathroom.

## BEDROOM ONE

11'3" x 8'5" to wardrobes (3.43 x 2.57 to wardrobes)

Fitted wardrobes to one wall, radiator, double glazed window to the front.

## BEDROOM TWO

10'2" x 8'11" (3.12 x 2.72)

Radiator, double glazed window to the rear.

## BEDROOM THREE

7'2" x 6'11" (2.20 x 2.12)

Radiator, double glazed window to the rear.

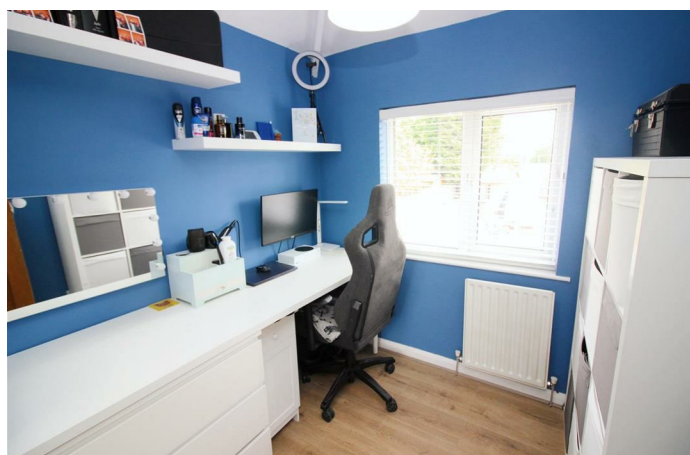
## FAMILY BATHROOM

7'11" x 5'10" (2.43 x 1.79)

Three piece suite comprising pedestal wash hand basin, low flush WC and panel bath with shower over. Radiator, double glazed window.

## OUTSIDE

There is an attractive crazy paved forecourt which offers potential for off-street parking for two vehicles side-by-side (subject to planning permission and drop kerb). There is gated pedestrian access at the side of the house leading to the rear garden. The rear garden is of a generous size with attractive shaped paved patio area, expansive lawn with pathway running along one side to a further patio area, beyond which is an additional garden area with further area laid to lawn and pathway running to the foot of the plot where there is a garden shed and large base (suitable for a garden building). The rear boundary fence backs onto the Rugby Ground.





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 purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepx C2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		58	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		52	
(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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