Robert Ellis

look no further. . .

Appleby Close
Ilkeston, Derbyshire DE7 4LP

AN EXTREMELY WELL PRESENTED & RENOVATED TRADITIONAL BAY FRONTED THREE BEDROOM DETACHED FAMILY HOUSE.

£350,000 Freehold

ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND RENOVATED TRADITIONAL BAY FRONTED THREE BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance porch with decorative brickwork opening through to an entrance hallway linking to a bay fronted living room with feature log burner and to the rear of the ground floor there is a fantastic open plan dining kitchen with integrated appliances, useful utility closet, as well as a ground floor WC. The first floor landing then provides access to three bedrooms, bathroom and boiler closet.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking leading down the left hand side of the property to a detached garage and a generous garden space, ideal for families.

The property is located in this popular and established residential location within a short walk away from the shops, services and amenities within Ilkeston town centre. There is also easy access to a good selection of transport links to and from the surrounding area, including Ilkeston train station which is just a short drive away.

On to of the above, there is also a good selection of nearby schooling for all ages, healthcare needs, as well as easy access to outdoor countryside space, including Straw's Bridge in nearby West Hallam.

Due to the renovations by the current owner, we would certainly class this property as being in ready to move into condition and we highly recommend an internal viewing to fully appreciate.

OPEN PORCH
Set within a decorative exposed brick archway with soldier brick tiling to the floor with a feature composite and double glazed stained glass entrance doorway leading to the entrance hall.

ENTRANCE HALL
12'2" x 6'1" (3.71 x 1.86)
Double glazed windows to either side of the feature composite and double glazed front entrance door, staircase rising to the first floor, contrasting decorative wall panelling, radiator, solid wood flooring, internal doors leading through to the living room and dining kitchen.

LIVING ROOM
13'0" x 12'0" (3.97 x 3.66)
Double glazed bay window to the front (with fitted blinds), coving, radiator, solid wood floors (matching the hallway), media points, inset fitted log burning stove on a slate hearth.

OPEN PLAN DINING KITCHEN
22'0" x 10'9" (6.72 x 3.29)
Spanning the full width of the property, the kitchen area comprises a matching range of fitted base storage cupboard and drawers with butcher's block solid square edge work surfacing incorporating double porcelain bowl sink unit with central swan-neck mixer tap, fitted five ring gas hob with extractor over, integrated dishwasher, double glazed window to the rear, vertical radiator, solid wood flooring, useful understairs utility closet with plumbing for the washing machine and space for tumble dryer, door to ground floor WC. Opening through to the dining area where there is ample space for dining table and chairs, radiator, double glazed French doors opening out to the rear garden with full height double glazed windows to either side of the doors, in-built full height fridge and freezer, integrated built-in oven and microwave, spotlights, continuation of the solid wood flooring.

GROUND FLOOR WC
5'5" x 2'7" (1.67 x 0.79)
Housing a modern white two piece suite comprising push flush WC and wash hand basin with waterfall style mixer tap, decorative tiled splashback and storage cabinet beneath. Double glazed window to the front, radiator, tiled floor, spotlight.

FIRST FLOOR LANDING
Doors to all bedrooms, bathroom and boiler closet. Decorative panelling to dado height, radiator, double glazed window to the side (with fitted blinds), coving, loft access point to a partially boarded, lit and insulated loft space via pull down loft ladders.

BOILER CLOSET
Housing the Baxi gas fired combination boiler for central heating and hot water purposes, fitted shelving and double glazed window to the side.

BEDROOM ONE
12'4" x 10'0" to wardrobes (3.78 x 3.06 to wardrobes)
Double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator, coving, decorative panelling to the bedside, spotlights, full range of fitted wardrobes to one wall.

BEDROOM TWO
11'11" x 10'11" (3.65 x 3.33)
Double glazed window to the front (with fitted blinds), radiator.

BEDROOM THREE
7'1" x 6'0" (2.17 x 1.83)
Double glazed window to the front (with fitted blinds), radiator, spotlights, solid wood flooring.

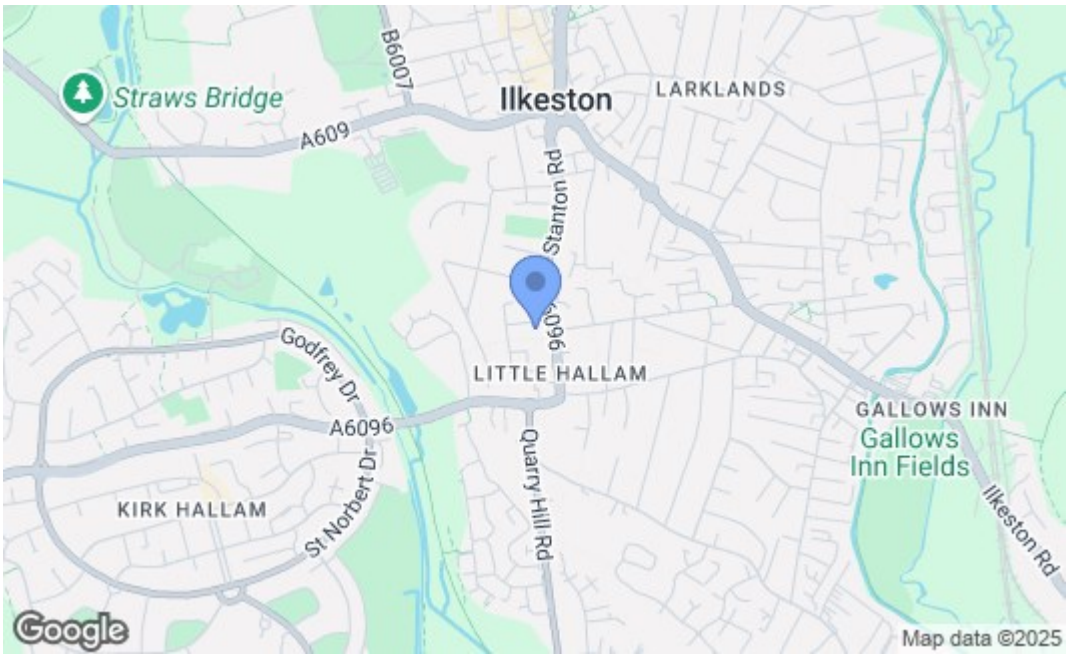
BATHROOM
9'4" x 7'3" (2.87 x 2.23)
Luxury four piece suite comprising walk-in shower cubicle with glass screen and mains shower, freestanding bathtub, push flush WC, circular bowl wash hand basin with mixer tap and storage cabinets beneath. Decorative tiling to the floor and walls, partial panelling, double glazed window to the rear (with fitted blinds), spotlights, vertical radiator.

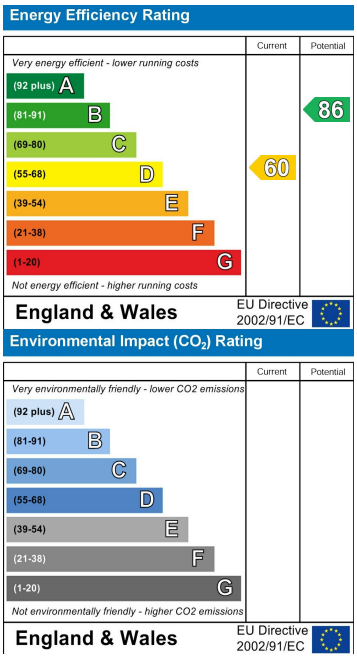
OUTSIDE
To the front of the property there is a lowered kerb entry point providing access to the block paved driveway which leads down the left hand side of the property providing off-street parking with double pedestrian gates then leading through to the rear and garage. To the front there is an EV charging point, double power socket, externa lighting point either side of the decorative archway to the front. Front lawn with hedgerow, decorative gravel stone chippings, planted rockery, tiling just prior to the open porch.

TO THE REAR
The rear garden has an initial lower level paved patio seating area (ideal for entertaining) which then provides access down the left hand side of the property beyond the gates to the front. The lower level patio also provides access to the garage via an up and over door. Beyond the patio there is stepped access to a generous "L" shaped garden lawn enclosed by timber fencing along all boundary lines, planted borders housing a variety of bushes, shrubs, trees and plants. Within the garden there is an external water tap and lighting points.

DETACHED GARAGE
Up and over door to the front, window to the side, power and lighting points.

DIRECTIONS
Proceed away from Ilkeston centre onto Stanton Road and take an eventual right hand turn onto Appleby Close. The property can be found on the left hand side.





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