



Kniveton Park  
Ilkeston, Derbyshire DE7 5FD

**£350,000 Freehold**

A THREE BEDROOM DETACHED HOUSE.



We have great pleasure in offering for sale this traditional three bedroom detached house in a prime location.

Situated on the highly regarded and sought after Kniveton Park, an oval shaped no-through road of many individual traditional dwellings, located off Derby Road on the outskirts of Ilkeston.

This property comes to the market with vacant possession and benefits from double glazing and central heating and is very much in livable condition. However, the property offers fantastic potential for a variety of buyers to adapt and improve, and possibly extend (subject to planning consent, etc.) to make into a fantastic long term family home.

There is block paved forecourt and driveway providing off-street parking leading to a detached garage and the rear gardens are a particular feature of the property, being of generous proportion with patio, lawns, apple tree and a further vegetable/garden plot at the foot.

Kniveton Park is a quiet backwater, yet conveniently situated and ideal for both families and commuters alike. Schools for all ages are within easy reach, as is open space and countryside not too far away. The busy market town of Ilkeston is a short drive away which has its own train station. The cities of Nottingham and Derby are also within easy reach via good road networks.

We anticipate a particularly strong demand for this property. We therefore recommend an early internal viewing to avoid disappointment.



## ENTRANCE HALL

Double glazed front entrance door, walk-in cloaks cupboard, double glazed window, radiator, stairs to the first floor.

## THROUGH LOUNGE/DINING ROOM

34'9" x 10'8" (10.6 x 3.27)

Two fire surrounds, three radiators, double glazed bay window to the front and double glazed window and door to the rear garden.

## KITCHEN

10'2" x 9'6" (3.12 x 2.92)

A range of fitted wall, base and drawer units, work surfacing, inset single bowl sink unit with single drainer. Gas cooker point, plumbing for washing machine and appliance space. Floor mounted gas boiler (for central heating and hot water). Walk-in pantry with tiled floor. Double glazed window. Door to rear porch.

## REAR PORCH

Double glazed door to the rear and door to WC housing a low flush WC. Double glazed window.

## FIRST FLOOR LANDING

A spacious landing with double glazed picture window and radiator.

## BEDROOM ONE

13'10" x 10'9" (4.24 x 3.28)

Radiator, double glazed window to the rear.

## BEDROOM TWO

12'5" x 10'9" (3.80 x 3.30)

Radiator, double glazed window to the front.

## BEDROOM THREE

9'8" x 7'5" (2.96 x 2.27)

Built-in cupboard, radiator, double glazed window to the front.

## BATHROOM

9'7" x 7'9" (2.94 x 2.38)

Incorporating a four piece suite comprising wash hand basin, low flush WC, corner bath, shower tray. Built-in airing cupboard with hot water cylinder. Fully tiled walls. Hatch and ladder to boarded loft. Double glazed window.

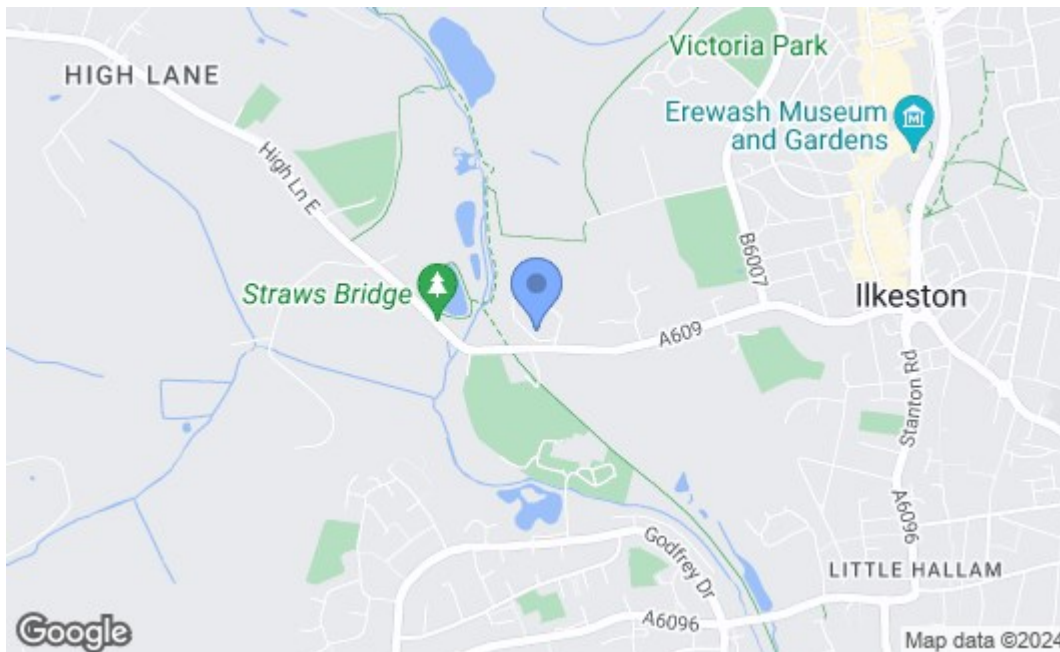
## OUTSIDE

The house is set back from the road with a dwarf walled-in frontage with wrought iron gates opening to a paved driveway and forecourt providing off-street parking. This, in turn, leads to the detached brick built single garage. The rear garden is of generous size with patio area beyond the rear elevation and pathway leading to the main garden which is laid mainly to lawn flanked with well tended flower and shrub beds. There is an apple tree and at the foot of the plot is a further garden area/veg plot with greenhouse.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		57	
(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	

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.