Robert Ellis

look no further. . .

Hedges Drive
Ilkeston, Derbyshire DE7 4PU

A THREE BEDROOM DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£209,995 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING THE MARKET WITH NO UPWARD CHAIN THIS 2000 CONSTRUCTED THREE BEDROOM DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

OFFERED TO THE MARKET FOR THE FIRST TIME SINCE CONSTRUCTION. With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, lounge and dining kitchen. The first floor landing then provides access to three bedrooms and a family bathroom suite.

The property also benefits from gas fired central heating from a combination boiler situated in the loft space, off-street parking, single garage and enclosed garden space to the rear.

The property is located in this well established residential development within close proximity of nearby amenities, shopping facilities, schooling and transport links, including the Ilkeston train station.

There is also easy access to ample outdoor space and countryside including the Nutbook Trail.

We believe that the property would make an ideal first time buy or young family home and therefore we highly recommend an internal viewing.

ENTRANCE HALL
10'2" x 5'1" (3.11 x 1.55)
Panel and double glazed front entrance door, staircase rising to the first floor, radiator, matching to the living room laminate flooring, doors to lounge and WC.

WC
5'3" x 2'9" (1.62 x 0.85)
White two piece suite comprising low flush WC and wash hand basin, tile splashbacks, double glazed window to the front, radiator and wall hung electrical consumer box.

LOUNGE
15'2" x 14'9" (4.63 x 4.52)
Double glazed window to the front, laminate flooring, radiator, media points, coving, useful understairs storage space and door to the hallway.

DINING KITCHEN
14'9" x 10'9" (4.52 x 3.28)
Equipped with a matching range of fitted base and wall storage cupboards with laminate roll top work surface space incorporating counter-level single sink and draining board with mixer tap and tile splashbacks, fitted four ring gas hob with extractor over and oven beneath, plumbing space for washing machine and tumble dryer, space for full height fridge/freezer, double glazed window to the rear. Opening through to the dining area space which has ample room for dining table and chairs, radiator, laminate flooring, coving, sliding double glazed patio doors opening out to the rear garden and door to lounge.

FIRST FLOOR LANDING
Open spindle balustrade, loft access point to a partially boarded and fully insulated loft space which also houses the gas fired combination boiler, double glazed window to the side and useful overstairs storage cupboard with shelving.

BEDROOM ONE
12'2" x 8'6" (3.72 x 2.60)
Double glazed window to the front, radiator and fitted double wardrobe with shelving and hanging rail.

BEDROOM TWO
10'11" x 8'6" (3.35 x 2.61)
Double glazed window to the front and radiator.

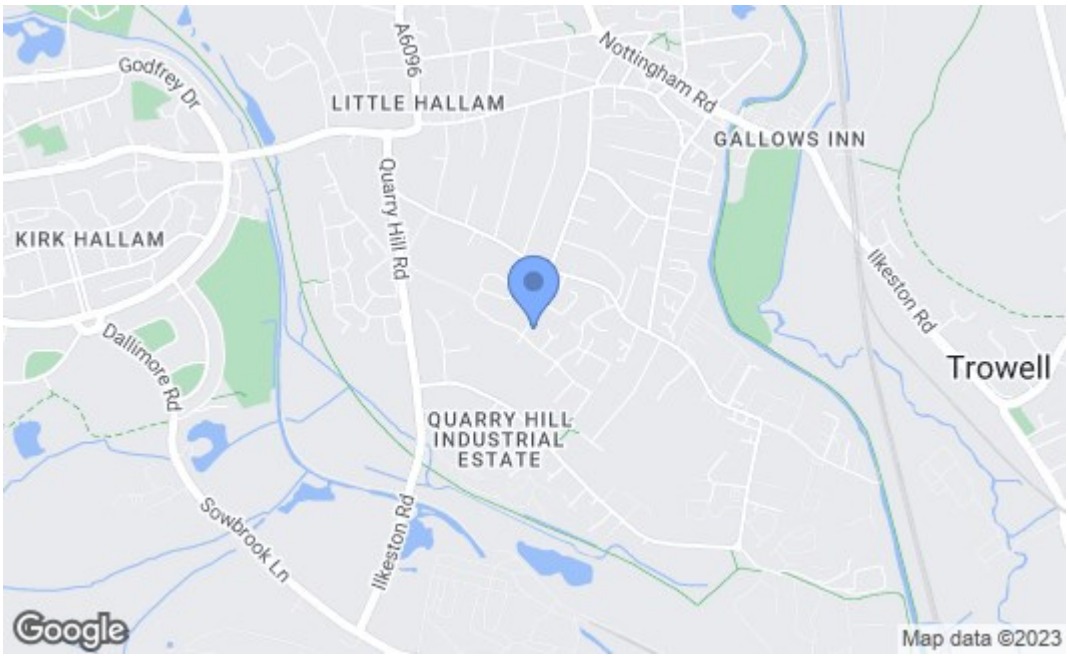
BEDROOM THREE
9'1" x 6'5" (2.77 x 1.98)
Double glazed window to the rear and radiator.

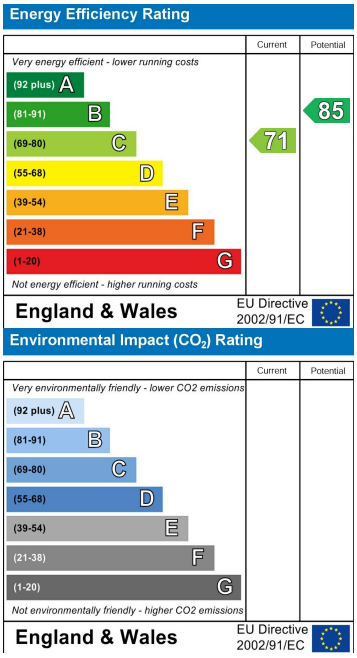
BATHROOM
6'0" x 5'5" (1.84 x 1.67)
Three piece suite comprising panel bath with mains shower over, low flush WC and wash hand basin with tile splashbacks. Partially tiled walls, double glazed window to the front, radiator, shaver point and extractor fan.

OUTSIDE
To the front of the property there is a garden lawn and an array of planted bushes and shrubbery with steps providing access to the front entrance door. There is a driveway to the right hand side of the property providing off-street parking which in turn leads to the garage which has an up and over door and top storage space.

REAR GARDEN
Enclosed by timber fencing to the boundary lines, there is a lawn with a paved patio area accessed directly from the patio doors from the kitchen, providing useful entertaining space. There are decorative gravel stone chippings, external tap and personal access door into the rear of the garage.

GARAGE
Up and over door to the front, personal access door to the rear, useful top storage space.





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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