Robert Ellis

look no further. . .

Goose Nook Close
, Ilkeston DE7 4SG

Offers In The Region Of
£195,000 Freehold

A NEARLY NEW, TWO BEDROOM SEMI DETACHED HOUSE

0115 949 0044

/robertellisestateagent @robertellisea

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET AN IMMACULATELY PRESENTED, NEARLY NEW, TWO BEDROOM SEMI DETACHED HOUSE, SITUATED WITHIN THIS QUIET AND NOW ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION.

With accommodation over two floors comprising spacious entrance hall, cloaks/w.c., living room and dining kitchen to the ground floor. The first floor landing provides access to two double bedrooms and a central three piece bathroom.

Other benefits to the property include gas fired central heating, double glazing with fitted blinds, off-street parking and an enclosed rear garden.

The property sits favourably within easy access of the shops and services within Ilkeston town centre. There are also good nearby transport links including the Ilkeston Train Station, access to the A606 and M1 and there are other nearby amenities such as healthcare needs and schooling for all ages.

The property also offers fantastic views to the front and sits at the entrance to the Nutbrook Trail making it an ideal location for countryside walks.

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

ENTRANCE HALL
8'10" x 3'6" (2.71 x 1.08)
Composite and double glazed front entrance door, turning staircase to first floor, radiator, door to lounge and door to ground floor w.c.

CLOAKS/W.C.
5'1" x 2'11" (1.55 x 0.89)
White two piece suite comprising push-flush w.c. and wash hand basin with mixer tap and tiled splashbacks, double glazed window to the front with fitted blinds, wall mounted electricity consumer box and radiator.

LIVING ROOM
15'1" x 9'4" (4.6 x 2.86)
Double glazed window to the front with fitted blinds, radiator and media points. Useful understairs storage cupboard and door to dining kitchen.

DINING KITCHEN
12'8" x 8'9" (3.88 x 2.68)
The KITCHEN AREA comprising a range of matching fitted base and wall storage cupboards with roll top work surfaces incorporating 1½ bowl sink unit with central mixer tap and draining board. Fitted four ring hob with extractor over and oven beneath, plumbing for washing machine, inbuilt fridge and freezer, boiler cupboard housing the gas fired central heating boiler, double glazed window to the rear with fitted blinds, double glazed French doors opening out to the rear patio with 'Perfect Fit' blinds, radiator and ample space for dining table and chairs.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom. Loft access point.

BEDROOM 1
12'9" x 8'5" (3.91 x 2.59)
Two double glazed windows to the front, both with fitted blinds, offering views over towards the footpath for the Nutbrook Trail, radiator and useful over the stairs storage cupboard.

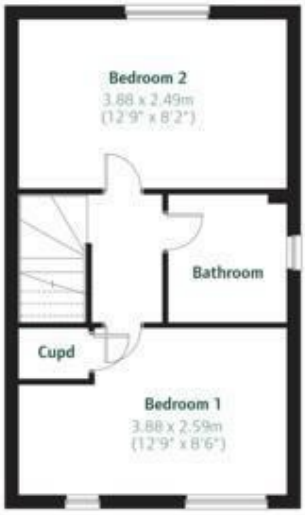
BEDROOM 2
12'9" x 8'9" (3.91 x 2.67)
Two double glazed windows to the rear with fitted blinds overlooking the rear garden and radiator.

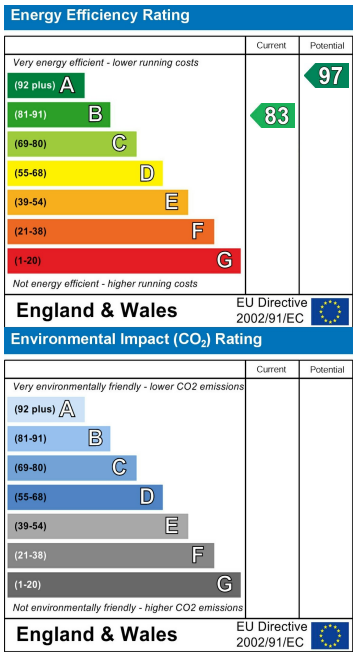
BATHROOM
6'3" x 5'6" (1.92 x 1.68)
Three piece suite comprising panel bath with glass shower screen, mixer tap and mains fed shower over, wash hand basin with mixer tap and push-flush w.c. Partially tiled walls, double glazed window to the side with fitted blinds, extractor fan and radiator.

OUTSIDE
To the front of the property is a tarmac driveway providing off-street parking, pathway to front entrance door, pedestrian access through to the rear and an array of established bushes and shrubbery. The rear garden is bounded by timber fencing and brick walls. There is an initial paved patio area, accessed from the French doors from the kitchen. This then leads on to a soil garden which could be further enhanced with lawn seed or further seating area to suit the incoming purchasers' preferences.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction, turn right onto Town Street in the direction of Stanton by Dale. Follow the bends in the road round, continuing onto Lows Lane, passing the entrance to Stanton Golf Course and continue onto Twelve Houses (New Stanton) and then proceed by following the bend in the road round onto Quarry Hill Road. Take a left turn onto the New Persimmon Elkas Rise development and follow the road round, joining Gisby Close, following the next bend in the road round to the left and in turn this becomes Goose Nook Close. The property can then be found on the right hand side identified by our For Sale Board.

Ref: 7295nh





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