Robert Ellis

look no further. . .

4 Kingsway
Ilkeston, Derbyshire DE7 4DG

A TWO BEDROOM PLUS STUDY SEMI DETACHED HOUSE

£147,500

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS TWO BEDROOM (ORIGINALLY THREE), TWO RECEPTION ROOM PLUS FIRST FLOOR STUDY SEMI DETACHED HOUSE, SITUATED ON THIS POPULAR LEAFY RESIDENTIAL ROAD IN ILKESTON.

The property benefits from gas fired central heating and double glazed windows and doors.

The internal accommodation comprises dining room, living room, kitchen and utility/w.c. to the ground floor whilst the first floor landing provides access to two bedrooms, bathroom and a study area.

The property would ideally suit that of a first time buyer or young family alike as the property is situated within easy access of the shops, services and schooling within the local area. For commuters there is easy access to excellent commuter networks such as the M1, A52 and the newly opened Ilkeston train station.

We highly recommend an internal viewing.

DINING ROOM
12'4" x 11'10" (3.77 x 3.62)
UPVC panel and double glazed front entrance door, double glazed window to the front, radiator, coving, telephone point, laminate flooring, feature Adam style fire surround with granite effect inset, steps and stairs up to the first floor and opening through to:

INNER LOBBY
Laminate flooring, useful understairs storage cupboard which houses the alarm control panel and fuse box.

LIVING ROOM
13'3" x 12'4" (4.04 x 3.76)
Double glazed windows to the side and rear, laminate flooring, two radiators, coving, t.v. point, feature Adam style fire surround with granite effect insert.

KITCHEN
16'7" x 7'8" (5.08 x 2.36)
Equipped with a matching range of base and wall storage cupboards with granite effect roll top worksurfaces, double bowl sink and drainer with central swan-neck mixer tap, tiled splashbacks, integrated dishwasher, and 'fridge/freezer, fitted hob with extractor over and oven beneath, tiled floor, double glazed window to the side, panel and glazed door to the side garden, radiator, coving and door through to:.

UTILITY/W.C.
6'10" x 5'1" (2.1 x 1.55)
Plumbing for washing machine, radiator, tiled floor, two double glazed windows to the side, high flush w.c. and wash hand basin with central mixer tap, part tiled walls, extractor fan, wall light points and wall mounted gas fired central heating Baxi combination boiler.

FIRST FLOOR LANDING
Coving, radiator, laminate flooring and access to the insulated loft space via a pull-down ladder.

BEDROOM 1 (front)
12'1" x 11'9" (3.69 x 3.6)
Double glazed window to the front, radiator, coving, laminate flooring.

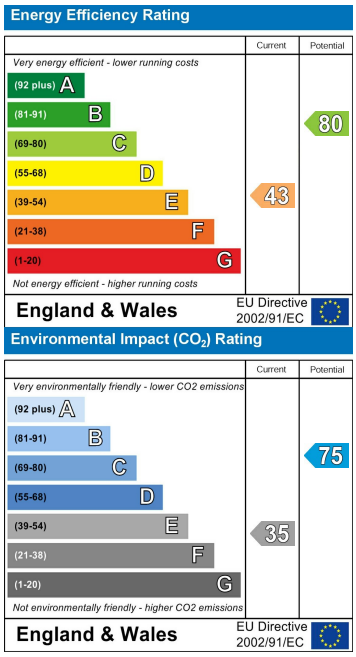
BEDROOM 2
13'2" x 8'7" (4.02 x 2.62)
Double glazed window to the rear, radiator, laminate flooring, coving, useful over the stairs storage cupboard with shelving and hanging space.

STUDY AREA
8'11" x 7'9" (2.72 x 2.37)
Double glazed window to the side, radiator, laminate flooring and coving.

BATHROOM
7'8" x 6'10" (2.35 x 2.1)
Four piece suite comprising bath with central mixer tap, push-flush w.c., corner shower cubicle with gravity shower and wash hand basin with central mixer tap, majority tiled walls, tiled floor, radiator, shaver point, extractor fan, coving and double glazed window to the rear.

OUTSIDE
To the front of the property is a foregarden with steps and access to the front entrance door, driveway space to the side providing off-street parking, and side access gate to the rear. To the side and rear the garden is designed for ease of maintenance, being predominantly stoned with side access gate leading to the front and outside water tap. The rear of the garden has steps leading up to a potential vegetable patch.

DIRECTIONAL NOTE
From our office on Derby Road, proceed to The Roach traffic lights, turning left onto Church Street, at the bend in the road, turn left onto Pasture Road and continue in the direction of Trowell taking an eventual left hand turn onto Moorbridge Lane and cross the railway bridge. The road becomes Stanton gate then at the 'T' junction, turn right onto Ilkeston Road which becomes Lows Lane. Bear right at Twelve Houses onto Ilkeston Road, proceeding over the railway bridge onto Quarry Hill Road, taking an eventual right turn onto Longfield Lane and continue along taking an eventual left hand turn onto Kingsway. Proceed a little way along and the property can then be found on the left hand side, identified by our For Sale Board.



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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