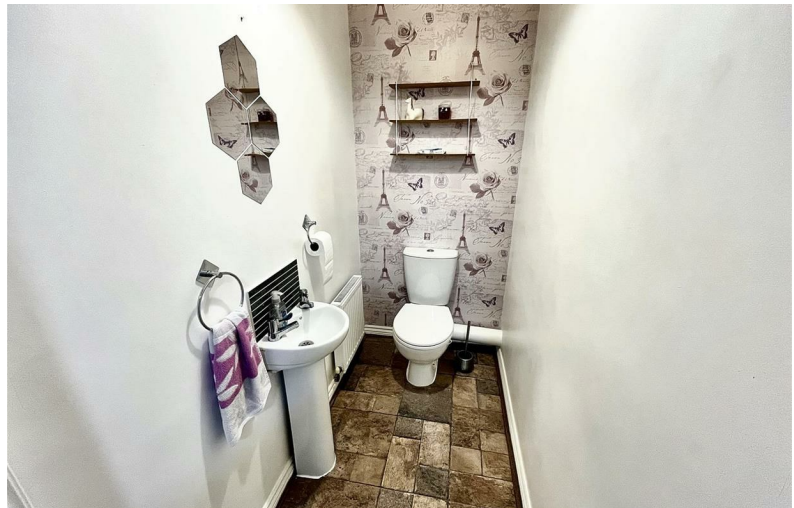




Nether Slade Road
Ilkeston, Derbyshire DE7 8ET

A MODERN THREE STOREY THREE
BEDROOM TWO BATHROOM MID TOWN
HOUSE.

£195,000 Freehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS MODERN THREE STOREY, THREE BEDROOM, TWO BATHROOM, THREE TOILET MID TOWN HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

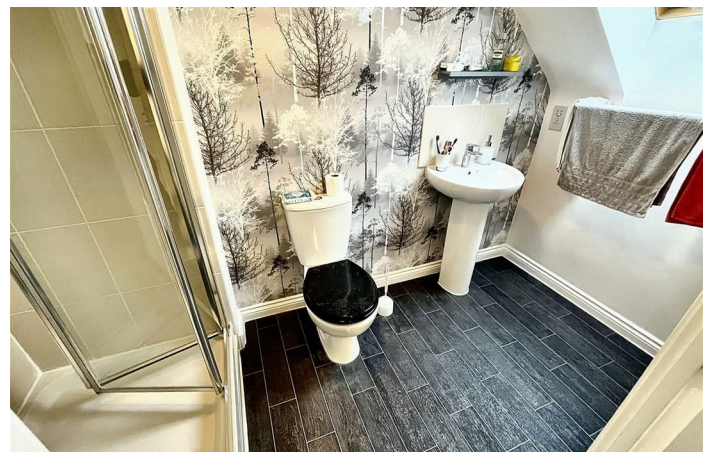
With accommodation over three floor, the ground floor comprises entrance hall, kitchen, WC and lounge/diner. The first floor landing then provides access to bedrooms two and three, and the family bathroom. Staircase then rises to the top floor where principal bedroom, dressing room and en-suite can be found.

Other benefits of the property include gas fired central heating, double glazing, double driveway to the front, enclosed garden to the rear.

The property is located in this established modern residential development within easy reach of the shops and services in Ilkeston town centre.

There is also easy access to nearby transport links to the surrounding areas, Ilkeston train station and open countryside.

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



ENTRANCE HALL

14'10" x 9'7" (4.54 x 2.94)

Panel front entrance door, radiator, staircase rising to the first floor with decorative open spindle balustrade, wall mounted electrical consumer box, telephone point. Doors to kitchen, ground floor WC and living room. Useful understairs storage space and understairs storage cupboard.

WC

6'2" x 3'4" (1.89 x 1.03)

Two piece suite comprising a push flush WC, wash hand basin with tiled splashbacks, radiator, extractor fan.

KITCHEN

11'2" x 9'10" (3.41 x 3.02)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating one and a half bowl sink unit with draining board and central mixer tap. Tiled splashbacks, fitted four ring hob with extractor over and oven beneath, plumbing for washing machine and dishwasher, double glazed window to the front (with fitted blinds), boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), radiator, space for full height fridge/freezer.

FULL WIDTH LOUNGE/DINER

11'11" x 15'8" (3.64 x 4.78)

Double glazed French doors opening out to the rear garden with double glazed windows to either side of the doors, radiator x 2, laminate flooring, media points.

FIRST FLOOR LANDING

Radiator, decorative spindle balustrade. Doors to bedrooms two and three, bathroom, inner landing.

BEDROOM TWO

15'8" x 11'1" (4.79 x 3.39)

Two double glazed windows to the rear (both with fitted blinds), radiator.

BEDROOM THREE

9'11" x 8'4" (3.04 x 2.55)

Double glazed window to the front (with fitted blinds), radiator.

BATHROOM

8'3" x 6'2" (2.51m x 1.88m)

White three piece suite comprising panel bath with glass shower screen and electric shower over, wash hand basin with mixer tap, tiled splashbacks, push flush WC. Wall mounted cabinet, radiator, extractor fan.

INNER LANDING

7'1" x 4'1" (2.16 x 1.25)

Staircase rising to the top floor, radiator, double glazed window to the front (with fitted blind). Door to main landing.

TOP FLOOR BEDROOM ONE

14'2" x 11'11" (4.32 x 3.64)

Double glazed window to the front (with fitted blinds), radiator, fitted double overstairs storage cupboard, decorative open spindle balustrade, opening through to the dressing area.

DRESSING AREA

10'10" x 9'6" (3.31 x 2.92)

Velux roof window to the rear, radiator, loft access point. Door to en-suite and opening back through to the bedroom.

EN-SUITE

9'6" x 4'6" (2.90 x 1.38)

Three piece suite comprising tiled and enclosed shower cubicle with mains shower and folding glass shower screen/door, push flush WC, wash hand basin with mixer tap, tiled splashbacks. Velux roof window to the rear, radiator, wall mounted bathroom cabinet, shaver point, extractor fan.

OUTSIDE

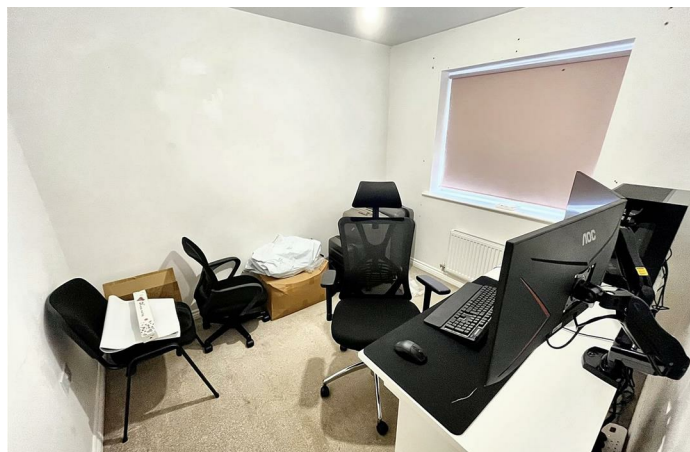
To the front of the property there is a double block paved driveway providing two spaces for off-street parking, paved pathway to front entrance door and decorative stone chippings.

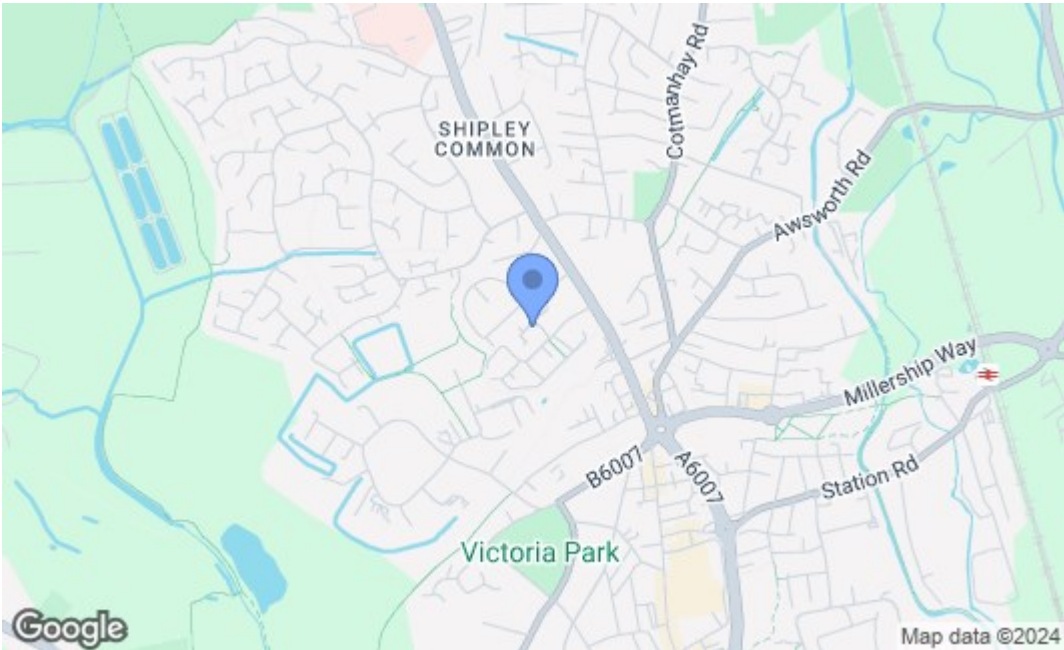
TO THE REAR

The rear garden is enclosed by timber fencing to the boundary line, incorporating an initial decked seating entertaining space, access directly from the lounge doors. This leads onto a lawn section with decorative gravel stone and raised planted borders, ornamental pond with decorative brickwork, a further rear deck incorporating space for a covered seating area and timber storage shed.

DIRECTIONAL NOTE

Leaving Ilkeston from the main roundabout, proceed up the hill in the direction of Shipley Country Park. Take an eventual left hand turn onto Grey Meadow Road and then take the first right onto Nether Slade Road. The property can then be found on the left hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
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.