Robert Ellis

look no further. . .

14 Henshaw Place
Ilkeston, Derbyshire DE7 8RL

A THREE BEDROOM DETACHED FAMILY HOUSE

£197,500 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET A THREE BEDROOM DETACHED FAMILY HOUSE, CONSTRUCTED CIRCA 1968 WITH ONLY TWO OWNERS SINCE CONSTRUCTION, SITUATED WITHIN THIS QUIET AND POPULAR RESIDENTIAL CUL DE SAC LOCATION.

With accommodation over two floors comprising spacious entrance hallway, living room, dining room and kitchen with useful under-stairs walk-in pantry cupboard to the ground floor. The first floor landing then provides access to three bedrooms and a four piece bathroom.

A major benefit to the property is the external rear garden which is a superb outdoor space incorporating a wide variety of mature specimen bushes, shrubs, trees and plants.

Other benefits to the property include gas fired central heating, double glazing and ample off-street parking/carport.

The property itself sits favourably within a quiet residential cul de sac location, with easy access to the nearby shopping facilities, schooling and transport links providing access to the shops and services within Ilkeston town centre.

We believe the property would make an ideal long term family home and we therefore highly recommend an internal viewing.

ENTRANCE HALL
15'4" x 6'4" (4.68 x 1.94)
Composite and double glazed front entrance door, stairs to first floor, useful under-stairs storage cupboard, radiator and door to kitchen.

LIVING ROOM
15'8" x 11'3" (4.78 x 3.45)
Double glazed window to the front, radiator, coving, central fireplace with wall-hung pebble effect fire, media points and opening to.

DINING ROOM
10'5" x 9'4" (3.18 x 2.85)
Double glazed French doors opening out to the rear garden, radiator and coving.

DINING KITCHEN
16'6" x 8'3" (5.05 x 2.53)
The KITCHEN AREA comprises a range of matching fitted base and wall storage cupboards with roll top work surfaces. Inset single sink and drainer with central swan-neck mixer tap and tiled splashbacks. Fitted four ring hob with extractor over and oven beneath, plumbing for washing machine and space for full height fridge/freezer, double glazed window to the rear, coving, radiator, space for dining table and chairs, useful under-stairs walk-in pantry cupboard, UPVC panel and double glazed door to the carport.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom, access to the loft space which is partially boarded and insulated with the benefit of a drop-down plug-in light. Double glazed window to the side.

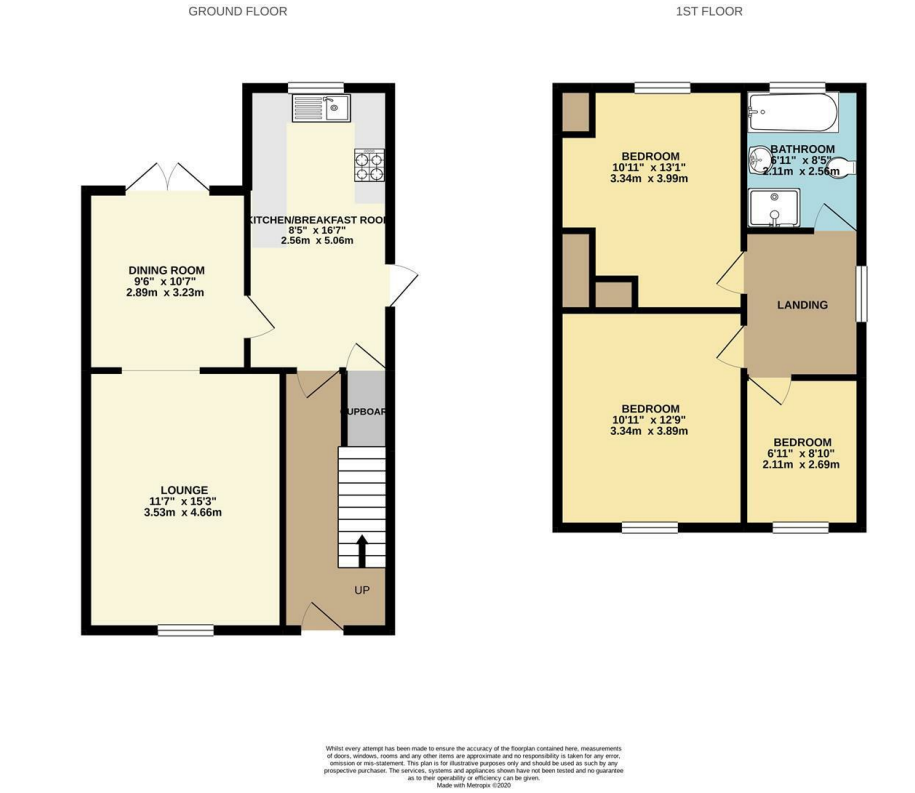
BEDROOM 1
12'11" x 11'4" (3.95 x 3.46)
Double glazed window overlooking the rear garden, radiator and a range of fitted bedroom furniture including wardrobes, overhead storage cupboards, drawers and bedside cabinets.

BEDROOM 2
13'1" x 11'4" (4 x 3.46)
Double glazed window to the front and radiator.

BEDROOM 3
7'0" x 6'5" (2.15 x 1.98)
Double glazed window to the front and radiator.

BATHROOM
8'2" x 6'3" (2.49 x 1.92)
Four piece suite comprising bath with mixer tap and hand-held shower attachment, separate tiled and enclosed corner shower cubicle with mains fed shower, push-flush w.c. and wash hand basin with mixer tap and double storage cupboards beneath. Fully tiled walls, radiator and double glazed window to the rear.

OUTSIDE
Driveway leading down the side of the property to a covered carport, front lawned garden, decorative chippings and planted borders housing a variety of bushes and shrubbery. The rear garden benefits from an initial good size paved patio area, ideal for entertaining, with steps then leading down to the main part of the garden, which benefits from a lawn and a well stocked range of planted flower borders and edges, housing a variety of mature and specimen bushes, shrubs and plants. There is a greenhouse and timber storage shed. Within the garden there are a variety of fruit trees including cherry, plum, apple and pear, external water tap and lighting point.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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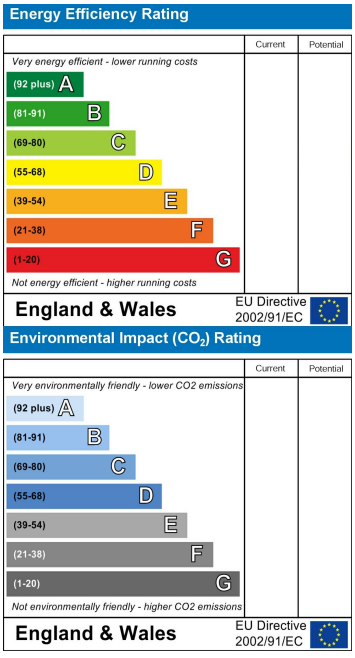

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30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044