



Nursery Hollow  
Ilkeston, Derbyshire DE7 4LQ

**£220,000 Freehold**

AN EXTENDED THREE BEDROOM SEMI  
DETACHED HOUSE OFFERED FOR SALE  
WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTENDED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS QUIET RESIDENTIAL CUL DE SAC LOCATION. NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hall, living room, spacious dining room with separate snug/study area and a generous extended kitchen. The first floor landing then provides access to three bedrooms (the third bedroom also benefits from being extended) and a three piece shower room.

The property also benefits from gas fired central heating from a recently installed combination boiler located in the brick outbuilding, off-street parking to the front and a generous enclosed rear garden.

The property is located in this quiet residential cul de sac with easy access to town centre amenities and good schooling for all ages, as well as ample outdoor countryside and green space.

For those needing to commute, there is also easy access to motorway junctions and Ilkeston train station which is situated just a short distance away.

We believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing to appreciate the space on offer.



### ENTRANCE HALL

5'11" x 4'5" (1.82 x 1.37)

uPVC panel and double glazed front entrance door, radiator, staircase rising to the first floor, picture rail. Door to living room.

### LIVING ROOM

14'2" x 13'10" (4.32 x 4.23)

Double glazed window to the front, radiator, coving, media points, central chimney breast incorporating an Adam-style brick surround fireplace with tiled hearth housing a log effect fire. Panel and glazed doors lead through to the snug/study space.

### SNUG/STUDY SPACE

Archway opening through to the dining area, display plate rack, radiator, panel and glazed door to the kitchen.

### DINING ROOM

19'0" x 9'7" measurements to include snug/study sp (5.81 x 2.94 measurements to include snug/study spa)

Radiator, wall light points, sliding double glazed patio doors opening out to the rear garden.

### EXTENDED KITCHEN

21'6" x 6'3" (6.56 x 1.92)

The kitchen comprises "L" shaped range of matching base and wall storage cupboards and drawers, with laminate style roll top work surfaces incorporating single sink and draining board with central swan-neck mixer tap, decorative tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine, space for fridge/freezer, matching laminate style roll top effect wall mounted breakfast bar with space for two stools, double glazed windows to both the side and rear, tiled floor, uPVC panel and double glazed exit door to outside.

### FIRST FLOOR LANDING

Double glazed window to the side (with fitted blinds), picture rail. Doors to all bedrooms and bathroom. Loft access point.

### BEDROOM ONE

11'9" x 10'7" (3.59 x 3.24)

Double glazed window to the front, radiator, range of fitted bedroom furniture including three double wardrobes and matching drawer unit.

### BEDROOM TWO

11'2" x 10'5" (3.42 x 3.20)

Double glazed window to the rear overlooking the rear

garden, radiator, range of fitted wardrobes with matching overhead storage cupboards.

### EXTENDED BEDROOM THREE

17'9" x 6'9" (5.43 x 2.07)

Double glazed window to the rear, radiator, range of fitted wardrobes.

### SHOWER ROOM

7'1" x 5'11" (2.16 x 1.82)

Modern white three piece suite comprising shower cubicle with decorative boarding and dual attachment mains shower with glass shower screen and sliding shower door, wash hand basin with mixer tap, storage cabinets beneath and worktop space, separate push flush WC. Decorative tiling to the walls, tile effect flooring, chrome towel radiator, double glazed window to the front (with fitted blinds), extractor fan, fitted bathroom shelving.

### OUTSIDE

To the front of the property, there is a lowered kerb entry point providing access to a double width driveway providing off-street parking, pedestrian access then leads down the right hand side of the property through gate into the side and rear gardens. The "L" shaped side and rear gardens are split into various sections with an initial side courtyard style patio area with access to the brick/boiler house with uPVC entrance door and housing the gas fired combination boiler (recently installed) for central heating and hot water. The side courtyard then opens out to the rear garden which is split into two separate lawn sections with a paved patio seating area accessed directly from the sliding patio doors from the dining area, with an external water tap. Towards the foot of the plot, there is a raised decked entertaining space with decorative wood spindle balustrade and stepped access to a timber garden shed located in the top right corner of the plot. Within the garden there are planted borders and rockery beds housing a wide variety of bushes and shrubbery.

### DIRECTIONS

Upon leaving Ilkeston from the main roundabout, proceed along Stanton Road in the direction of Kirk Hallam before taking an eventual right hand turn onto Appleby Close. At the "T" junction, turn right onto Nursery Hollow and follow the bend in the road to the right into the cul de sac. The property can be found on the left hand side, identified by our For Sale board.





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         | 82        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 63      |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.