Robert Ellis

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Slater Way
Ilkeston, Derbyshire DE7 4SN

A THREE BEDROOM, TWO BATHROOM, THREE TOILET EXTENDED SEMI DETACHED HOUSE

£265,000 Freehold

A THREE BEDROOM, TWO BATHROOM, THREE TOILET EXTENDED SEMI DETACHED HOUSE.

Constructed by Persimmon Homes and since extended and enhanced by the current owners, Robert Ellis are delighted to bring to the market this extremely well presented three bedroom, two bathroom, three toilet semi detached house situated within this popular and established modern development in Ilkeston.

The Chester has accommodation over two floors which comprises an entrance hall, ground floor w.c., dining kitchen to the front, rear lounge and conservatory extension to the ground floor. The first floor landing provides access to three bedrooms, the principal bedroom with en-suite and family bathroom.

Other benefits to the property include Ring security doorbell, security alarm, gas central heating from a combi boiler with dual zone thermostats, double glazing, off street parking to the side and an enclosed rear garden.

As previously mentioned the property has been enhanced further by the current owner since occupation and extended to the rear offering a full width conservatory opening out to a generous enclosed entertaining garden space.

This well established development offers easy access to nearby shops and services within Ilkeston centre as well as good nearby schooling for all ages, access to the countryside and good transport networks including the A52 and M1.

We certainly believe the property would make an ideal first time buyer or young family home due to the presentation and enhancements and would highly recommend an internal viewing.

Entrance Hall
16'0" x 6'7" approx (4.89m x 2.03m approx)
Composite and double glazed front entrance door, turning staircase rising to the first floor with useful understairs storage cupboard, laminate flooring, radiator and doors to:

Cloaks/w.c.
5'6" x 2'11" approx (1.68m x 0.9m approx)
A modern white two piece suite comprising of a push flush w.c. and wash hand basin with mixer tap, matching to the hallway laminate flooring, radiator, double glazed window to the front and wall hung electrical consumer box.

Dining Kitchen
12'2" x 9'6" approx (3.72m x 2.92m approx)
Equipped with a matching range of fitted base and wall storage cupboards with laminate roll edged work surface incorporating counter level 1½ bowl sink unit with central mixer tap and drainer. Integrated appliances such as fridge, freezer, washing machine and dishwasher. Fitted counter level four ring gas hob with extractor over and oven beneath. Boiler cupboard housing the combination boiler, double glazed window to the front with fitted roman blind, matching to the hallway laminate flooring and ample space for dining table and chairs.

Lounge
16'7" x 13'8" approx (5.07m x 4.18m approx)
Double glazed window to the rear, radiator, media points and wall hung fire & fuel fire.

Conservatory
13'1" x 9'1" approx (4.01m x 2.77m approx)
Pretty much full width to the property brick and double glazed construction with sloping ceiling with Karndean flooring, fitted blinds and double glazed French doors opening out to the rear decked entertaining space.

First Floor Landing
With doors to all bedrooms and bathroom, useful overstairs storage cupboard and loft access ladders to a useful insulated loft space.

Bedroom 1
15'8" x 9'7" approx (4.8m x 2.93m approx)
Double glazed window to the rear, radiator, wall hung fitted furniture and door to:

En-Suite
5'6" x 4'10" approx (1.7m x 1.49m approx)
A modern white three piece suite comprising of a tiled and enclosed shower cubicle with mains run shower, push flush w.c. and wash hand basin with central mixer tap. Extractor fan, towel radiator, tiling to the walls and the floor and mirror fronted bathroom cabinet.

Bedroom 2
10'2" x 9'7" approx (3.12m x 2.93m approx)
Double glazed window to the front, radiator and media points.

Bedroom 3
10'2" x 6'7" approx (3.11m x 2.03m approx)
Double glazed window to the rear, radiator, fitted double wardrobe and overhead storage cupboards.

Bathroom
6'7" x 5'6" approx (2.01m x 1.68m approx)
A modern, white, three piece suite comprising bath with central mixer tap and electric shower over with glass shower screen, wash hand basin with mixer tap and push flush WC. Tiling to the walls, double glazed window to the front with fitted blind, extractor fan and radiator.

Outside
To the front of the property we have a central paved pathway providing access to the front entrance door, external lighting and tap, decorative white stone chippings with planted borders and a side tarmac driveway accessed from a lowered kerb entrance from the front providing off street parking comfortably for two cars with access into the rear garden.

Accessed via the UPVC doors from the conservatory onto a composite decked entertaining space, this then leads up by wooden steps onto a decorative shaped artificial lawn section with raised and planted flower beds housing a variety of mature bushes and shrubbery. White decorative stone gravel and this then leads onto a further composite decked area currently used as placement for the hot tub and further seating area. Pedestrian access which leads onto the driveway. External tap and lighting.

Directions
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 and proceed parallel with the canal in the direction of Stanton by Dale. Continue along beyond Ilkeston Road onto Lowes Lane and follow the bend in the road round to the road at New Stanton onto Quarry Hill Road. After the hump back bridge turn left onto the new estate on Elka Road and follow the bend in the road round to the left. Eventually take a right hand turn onto Slater Way and follow the bend in the road round to the left before the property can be found on the right hand side.

Council Tax
Erewash Borough Council Band B

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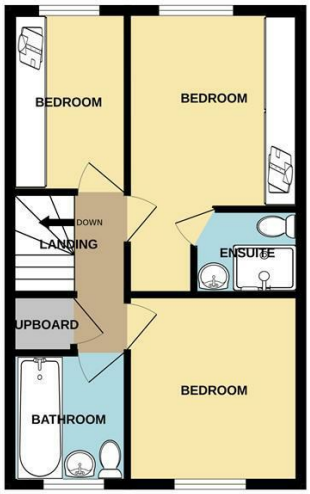
GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.5 sq.m.) approx.

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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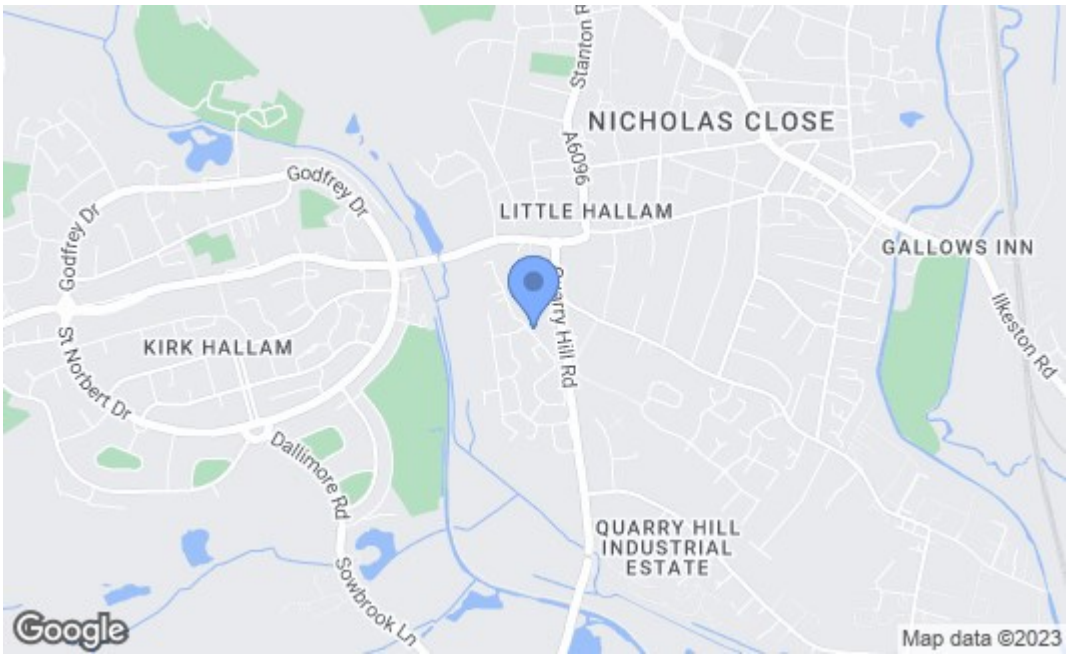

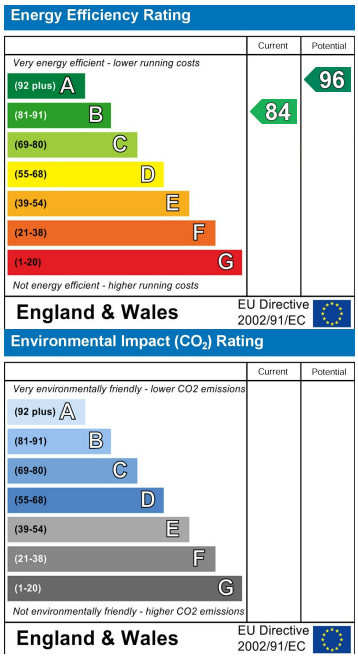

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