Robert Ellis

look no further. . .

Kenilworth Drive
Kirk Hallam, Ilkeston DE7 4FH

A THREE BEDROOM SEMI DETACHED HOUSE.

£200,000 Freehold

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A THREE BEDROOM SEMI DETACHED HOUSE OFFERING READY TO MOVE INTO FAMILY SIZED ACCOMMODATION.

Features of this property include gas fired central heating served from a modern Worcester combination boiler, uPVC double glazed windows throughout, a generous dining kitchen and a lounge diner with modern inset multifuel burner.

Further features of this property include three well proportioned bedrooms to the first floor and modern family bathroom. A forecourt provides parking for up to three vehicles with good sized rear gardens recently landscaped with attractive paving for ease of maintenance and a useful workshop with power.

Situated in this popular residential suburb, great for families as schools for all ages are within an easy reach, as is open space and countryside. There are also good transport links with regular bus service, good road networks leading to the bustling market town of Ilkeston and the neighbouring cities of Nottingham and Derby.

We strongly recommend an early internal viewing to avoid disappoint.

ENTRANCE HALL
Double glazed window and front entrance door, radiator, stairs to the first floor with understair alcove.

LOUNGE DINER
19'5" x 9'10" (5.92 x 3.02)
Recently installed cast iron multifuel burner (suitable for logs and coal), radiator, two double glazed windows to the rear.

DINING KITCHEN
13'6" x 13'2" (4.13 x 4.03)
Incorporating a fitted range of wall, base and drawer units with rolled edge work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven with gas hob over. Plumbing and space for washing machine. Table and chairs space, further appliance space, wall mounted Worcester gas combination boiler (for central heating and hot water), walk-in pantry, double glazed window to the front and double glazed window and door to the side.

FIRST FLOOR LANDING
Radiator, doors to bedrooms and bathroom.

BEDROOM ONE
12'11" x 10'10" reducing to 9'2" (3.96 x 3.32 reducing to 2.80)
Radiator, double glazed window to the rear.

BEDROOM TWO
14'7" reducing to 12'10" x 10'3" (4.45 reducing to 3.92 x 3.13)
Radiator, double glazed window to the front.

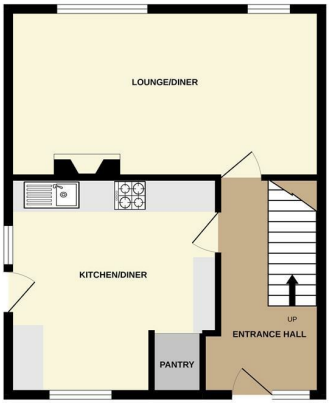
BEDROOM THREE
9'11" reducing to 5'6" x 8'10" (3.03 reducing to 1.69 x 2.71)
Deep built-in cupboard, radiator, double glazed window to the front.

BATHROOM
7'1" x 6'2" (2.18 x 1.89)
Incorporating a modern white three piece suite comprising pedestal wash hand basin, low flush WC and panel bath with thermostatic controlled mixer shower attachment over. Shower screen, tiling to walls, heated towel rail, double glazed window.

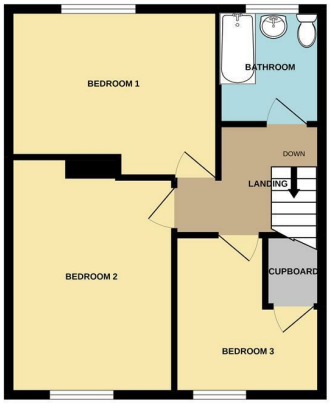
OUTSIDE
The property is set back from the road with a forecourt providing parking for up to three vehicles. There is gated access to the side to a covered passageway with paving which continues to the rear garden.

REAR GARDEN
The rear garden has been landscaped in recent times with paving for ease of maintenance, flanked to one side with bedding. Towards the foot of the garden there is an area laid to gravel with wood store. There is a detached sectional concrete workshop with power.

GROUND FLOOR



1ST FLOOR



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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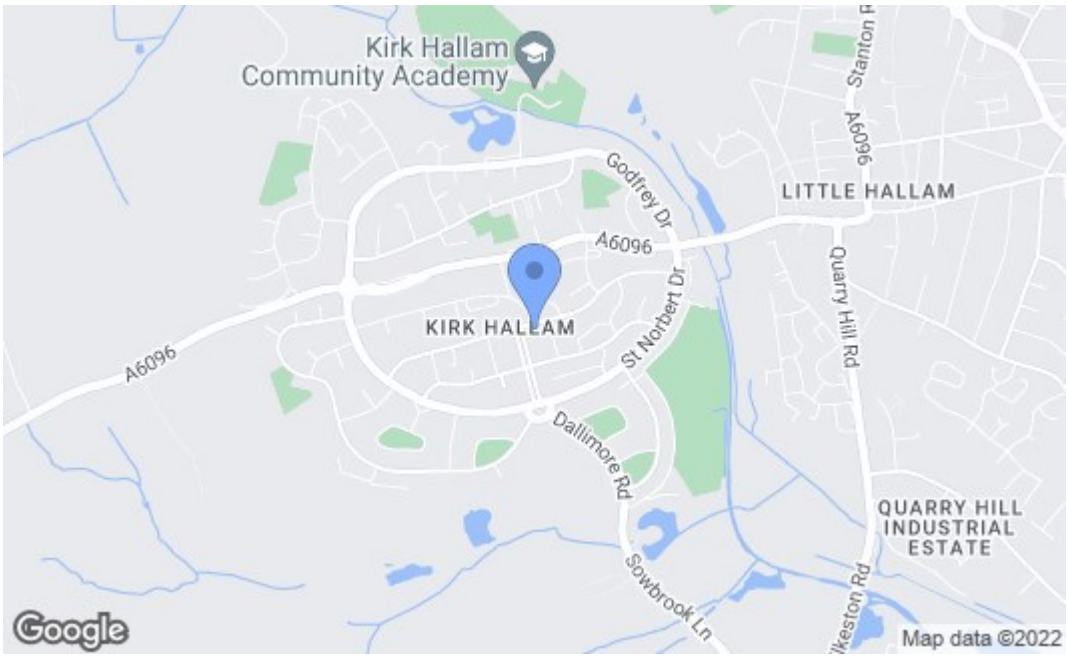

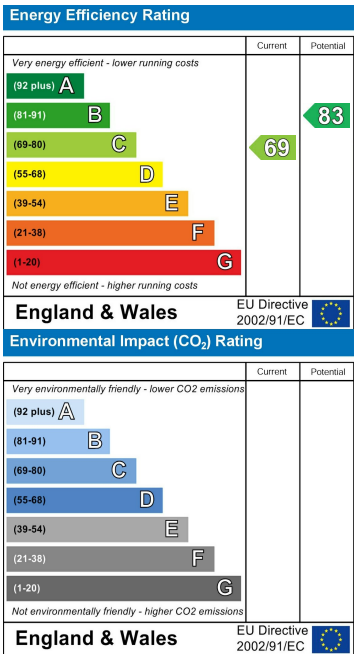

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