Robert Ellis

*look no further. . .*

Millbank Close

Shipley View, Ilkeston DE7 9HY

AN EXTENDED FOUR BEDROOM TWO BATHROOM SEMI DETACHED HOUSE.

**Offers Over £240,000 Freehold**

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTENDED FOUR BEDROOM TWO BATHROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS FAVOURED AND QUIET CUL DE SAC LOCATION.

With accommodation over two floor, the ground floor comprising entrance hall, living room, dining room and kitchen. The first floor landing then provides access to four bedrooms, master bedroom with en-suite and family bathroom.

Other benefits to the property include gas fired central heating from a combination boiler, uPVC double glazing, off-street parking, carport, detached garage to the rear, front and rear gardens.

The property sits favourably within this quiet and established cul de sac location known locally as Shipley View which provides easy access to nearby shopping facilities and amenities including the local precinct incorporating Co-operative food store, post office and fish & chip shop. Good schooling for all ages and nearby transport links also within easy reach, including the Ilkeston train station.

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

## ENTRANCE HALL
6'10" x 3'6" (2.09 x 1.07)
Panel composite and double glazed front entrance door, laminated flooring, radiator, staircase rising to the first floor and double doors to lounge.

## LOUNGE
13'2" x 12'4" (4.03 x 3.77)
Double glazed window to the front with fitted blinds, radiator, coving, media points, laminate flooring and useful understairs storage cupboard.

## DINING ROOM
10'10" x 7'8" (3.32 x 2.35)
Sliding double glazed patio doors opening out to the rear garden, radiator, coving and laminate flooring, archway to living room.

## KITCHEN
7'7" x 7'6" (2.33 x 2.31)
The kitchen is equipped with a matching range of handleless base and wall storage cupboards with square edge work surfacing incorporating one and a half bowl sink unit, draining board and central mixer tap with matching to the counter top splashboards. In-built eye level oven and combination AEG grill, integrated fridge and freezer, plumbing for washing machine, counter level four ring gas hob with curved extractor fan over, spotlights, uPVC panel and double glazed exit door to the garden and double glazed window to the side of the door, both with fitted blinds.

## FIRST FLOOR LANDING
With doors to all bedrooms and bathroom, two separate loft access points - one to the traditional part of the loft and one to the extension part, both with wooden pulldown ladders. The traditional part of the loft is lit and boarded, whilst the extension part also contained the gas fired combination boiler, as well as power, lighting and floorboards.

## BEDROOM ONE
15'8" x 10'11" (4.79 x 3.34)
Double glazed window to the front, radiator, spotlights and media points. Door to the en-suite.

## EN-SUITE
8'5" x 3'11" (2.58 x 1.20)
Modern three piece suite comprising walk-in tiled shower cubicle with remote control operated mains ran shower and sliding glass shower door, wash hand basin with mixer tap and storage drawers beneath, and hidden cistern push flush WC. Fully tiled walls, chrome heated ladder towel radiator, spotlights, extractor fan and shaver point.

## BEDROOM TWO
9'1" x 8'11" (2.79 x 2.73)
Double glazed window to the rear with fitted roller blind, radiator and electric ceiling fan.

## BEDROOM THREE
11'6" x 7'3" (3.53 x 2.21)
Double glazed window to the rear with fitted roller blind and radiator.

## BEDROOM FOUR
10'6" x 7'3" (3.21 x 2.21)
Double glazed window to the front with fitted roller blind and radiator.

## BATHROOM
6'2" x 6'1" (1.88 x 1.86)
Three piece suite comprising panel bath with Mira Sport electric shower and foldaway glass shower screen, wash hand basin and push flush WC. Double glazed window to the rear with fitted roller blind, wall mounted mirror fronted bathroom cabinet, radiator and tiled floor.

## OUTSIDE
To the front of the property there is a shaped front garden lawn with pathway providing access to the front entrance door, off-street parking for several vehicles with decorative stone chippings leading through to the covered carport (7.80m x 2.48m) which also provide further off-street parking (if required) with power points, lighting and water tap. The carport then opens out into the rear garden and also provides access to the detached garage. The rear garden is enclosed by timber fencing predominantly with concrete posts and gravel boards benefitting from a shaped lawn section with concrete base area to the rear of the garage (ideal for a shed or greenhouse). The garden also benefits from a paved patio area accessed directly from the sliding patio doors from the dining room and the uPVC door from the kitchen. There are also external lighting points to the rear.

## DETACHED GARAGE
15'7" x 8'3" (4.75 x 2.52)
Up and over door to the front, power and lighting points.

## DIRECTIONAL NOTE
From Chalons Way roundabout adjoining Tesco and Aldi, proceed as if heading in the direction of Shipley, before taking an eventual left hand turn at the traffic light junction onto Kedleston Road. Follow the bend in the road, crossing the mini roundabout onto Summerfields Way, passing the precinct of shops, before taking an eventual left hand turn onto Lynmouth Drive. Follow the road and eventually turn left into Millbank Close. The property can then be identified by our For Sale board.

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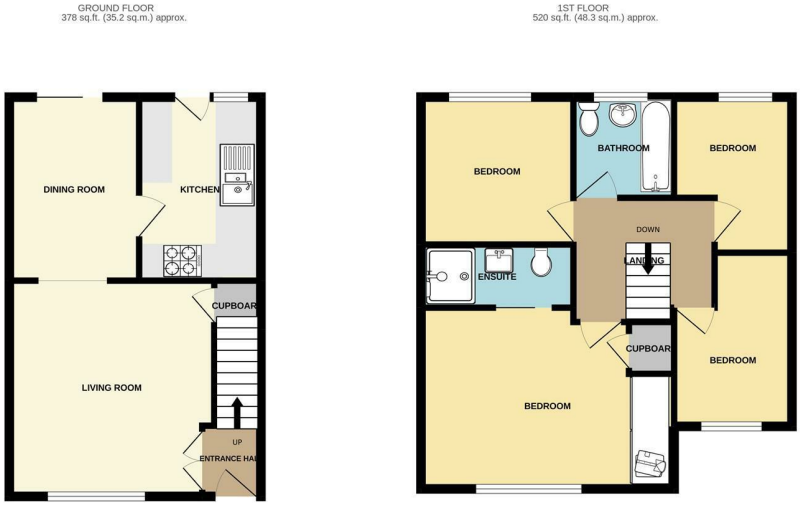

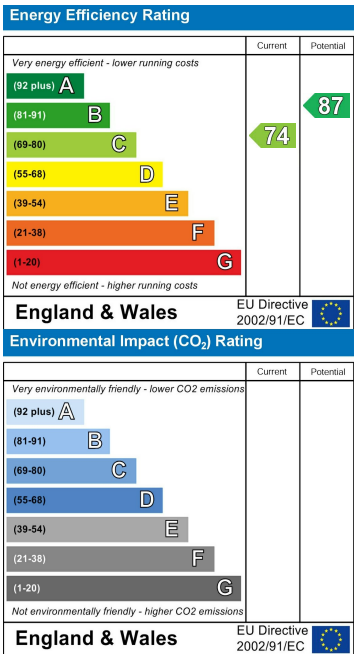


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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