Robert Ellis

look no further. . .

Kingsway
Ilkeston, Derbyshire DE7 4DH

Three bedroom extended semi-detached house with attic space.

£195,000 Freehold

A first glance is not nearly enough to appreciate this surprisingly spacious extended three bedroom semi detached house with attic.

This true family sized property comes to the market in a ready to move into condition with features including gas fired central heating served from a combination boiler, modern fitted kitchen and bathroom and a converted attic.

The accommodation comprises a central hallway with lounge to the front elevation, separate dining room, generous fitted kitchen with large UPVC double glazed conservatory beyond with French doors opening to the rear garden, To the first floor the landing provides access to three well proportioned bedrooms and a family bathroom. A ladder style staircase leads to the converted attic.

The garden is also a feature of this property being of generous size with a large decked area, pergola, artificial lawn and a wood cabin at the foot of the plot.

Situated on an attractive tree lined avenue within a highly regarded residential suburb of Ilkeston, a bustling market town with many shops and local amenities including a Tesco and Morrisons, well regarded schools and good transport links including train station.

Offered for sale with a completed upward chain, only on viewing this Tardis of a property can it be fully appreciated.

Entrance Hallway
With double glazed side entrance door, stairs to the first floor and doors to lounge and dining room.

Lounge
12'7" x 11'8" (3.86 x 3.56)
Feature inset cast iron wood burner. Radiator and double glazed window to the front.

Dining Room
11'11" x 11'8" (3.65 x 3.56)
With radiator, double glazed window to the rear and door to kitchen.

Kitchen
15'3" x 6'9" (4.65 x 2.07)
Incorporating a modern fitted range of wall, base and drawer units with rolled edge work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Built in electric oven, gas hob and extractor hood over. Plumbing for washing machine and dishwasher. Cupboard housing Worcester gas combination boiler (for central heating and hot water). Double glazed window and door to conservatory.

Conservatory
15'3" x 8'10" (4.65 x 2.70)
With radiator, UPVC double glazed windows and double glazed French doors opening to the rear garden.

First Floor Landing
With ladder style steps leading to attic, doors to bedrooms and bathroom.

Bedroom One
11'9" x 11'8" (3.60 x 3.56)
Fitted wardrobes to one wall, radiator and double glazed window to the front.

Bedroom Two
15'5" x 6'11" (4.7 x 2.13)
With radiator and double glazed window to the rear enjoying views over the surrounding area.

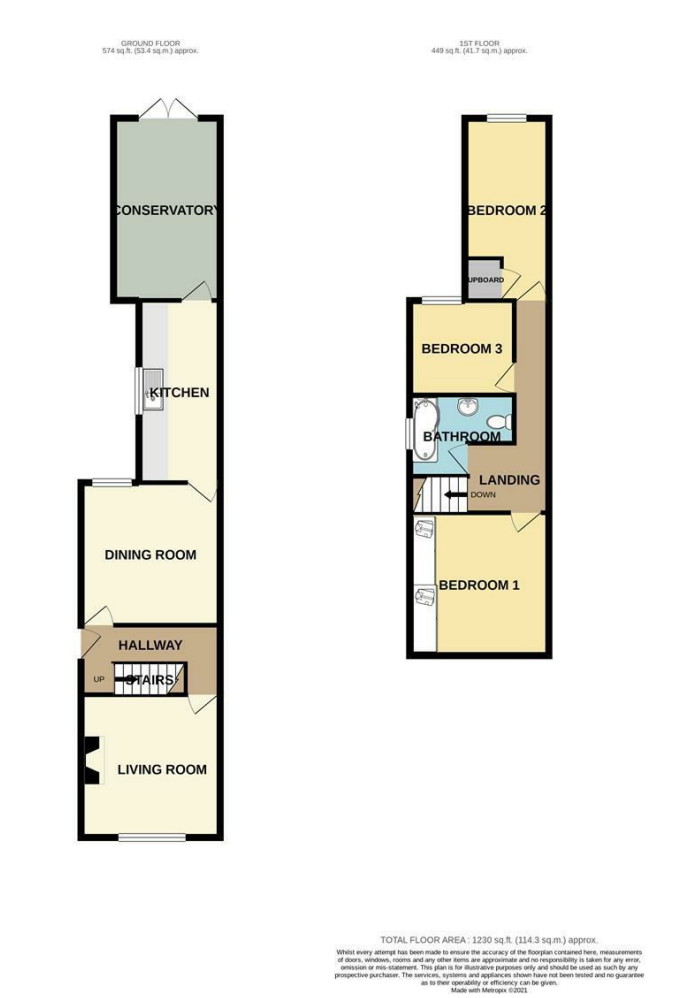
Bedroom Three
8'7" x 7'11" (2.62 x 2.43)
With radiator and double glazed window to the rear enjoying views over the surrounding area.

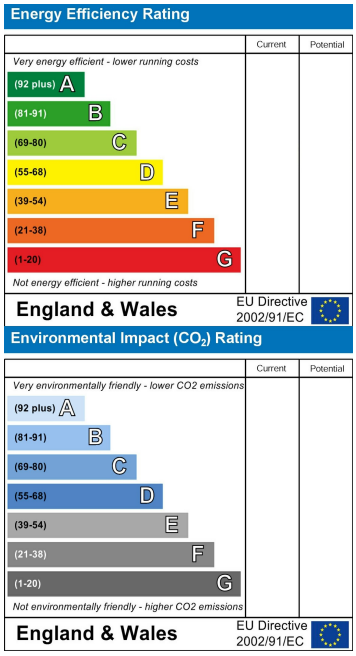
Family Bathroom
Incorporating a modern contemporary three piece suite comprising wash hand basin with vanity unit, low lush WC and 'L' shaped sower bath with thermostatic controlled twin rose shower system including drench shower. Partially tiled walls, heated towel rail and double glazed window.

Attic
19'8" x 10'8" (6.0 x 3.26)
This unregulated space has a radiator and Velux double glazed roof window.

Outside
The property has a small walled in front garden. Pedestrian access to the side with gate leading to the rear garden which is enclosed and of generous size with 'L' shaped decked area with contemporary pergola, a generous area laid to artificial lawn and at the foot of the plot is a wooden garden cabin.

Directional Note
From Stapleford and Sandiacre approach Ilkeston on Quarry Hill Road, at the brow of the hill and before it descends to the mini traffic island where the former Bulls Head public house can be found, turn right at the brow onto Longfield Lane. Continue along the road turning third left onto Kingsway where the property can be found on the right hand side identified by our for sale board.





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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