



Dale View  
Ilkeston, DE7 4LD

**£249,950 Freehold**

A TRADITIONAL 1960S THREE BEDROOM  
EXTENDED DETACHED HOUSE OFFERED  
FOR SALE WITH NO UPWARD CHAIN



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET FOR THE FIRST TIME IN OVER THIRTY FIVE YEARS, A TRADITIONAL 1960S BUILT AND SINCE EXTENDED THREE BEDROOM DETACHED HOUSE, SITUATED WITHIN THIS POPULAR AND RESIDENTIAL LOCATION.

With accommodation over two floors comprising entrance hall, living room, dining room, kitchen and lobby to the ground floor. The first floor landing provides access to three bedrooms, bathroom and w.c.

Externally, there is off-street parking to the front, leading to a single garage and the garden is of a good size, ideal for families.

Other benefits to the property include gas fired central heating, currently served from a back boiler and double glazing, as well as offering far reaching views from the front bedroom windows, over towards the rolling countryside.

Although requiring a modicum of modernisation and improvement, the property offers a fantastic opportunity to create a long term family home and the property is situated within close proximity of excellent nearby schooling, shopping facilities, healthcare needs and transport links to and from the area.

We believe the property would make an ideal long-term family home and highly recommend an internal viewing.



## ENTRANCE HALL

10'5" x 7'10" (3.19 x 2.41)

UPVC panel and double glazed front entrance door with double glazed windows to either side of the door, turning staircase rising to the first floor, part wall panelling, radiator and door to kitchen. There is also a double glazed window to the half landing.

## EXTENDED LOUNGE

23'3" x 11'8" (7.09 x 3.57)

Sliding double glazed patio doors opening out to the rear garden with fitted blinds, two radiators, media points, wall light points, brick and tiled fireplace housing three bar gas fire with back boiler for the central heating.

## DINING ROOM

13'3" x 10'0" (4.04 x 3.06)

Double glazed bow window to the front, part wall panelling, full width brick and tiled fireplace to one wall, with the provision for a gas fire (currently capped off.) Radiator and sliding doors to the lounge.

## KITCHEN

13'11" x 7'10" (4.26 x 2.39)

Comprising a range of matching fitted base and wall storage cupboards with roll top work surfaces and matching breakfast bar area with radiator underneath, glass fronted crockery cupboards, inset single sink and drainer with mixer tap and tiled splashbacks. Space for cooker, plumbing for washing machine, corner display cabinets, panel and glazed door to living room, panel and glazed door to lobby, useful understairs shelved pantry with lighting.

## LOBBY

7'4" x 4'0" (2.26 x 1.23)

UPVC panel and double glazed exit door to garden with double glazed window to the side of the door, extended power cables leading through from the garage.

## FIRST FLOOR LANDING

Doors to all bedrooms, shower room and separate toilet, loft access point to a partially boarded and insulated loft space via pull-down ladders with a roof loft window.

## BEDROOM 1

12'0" x 11'10" (3.67 x 3.62)

Incorporating wardrobes, double glazed window to the front offering far reaching views towards Stanton By Dale and radiator.

## BEDROOM 2

11'10" x 11'2" (3.62 x 3.42)

With free standing wardrobes, double glazed window overlooking the rear garden and radiator.

## BEDROOM 3

7'10" x 7'5" (2.41 x 2.28)

Double glazed window to the front offering far reaching views and radiator.

## SHOWER ROOM

7'10" x 5'3" (2.39 x 1.62)

Two piece suite comprising corner shower cubicle with electric shower and wash hand basin, fully tiled walls, coving, radiator and double glazed window to the rear.

## SEPARATE W.C.

Double glazed window to the side, tiling to dado height, push-flush w.c., radiator and coving.

## OUTSIDE

To the front of the property is a tarmac driveway providing off-street parking, in turn leading to the garage and side pedestrian access leading through to the rear garden. The front garden has an 'L' shaped hedgerow to the boundary line, offering some privacy from the roadside, and planted flower borders. The rear garden is of a good size with an initial paved patio area leading onto a generous lawn section flanked with an array of planted flower beds including bushes, shrubs, trees and plants. There is also a garden shed, external water tap and lighting point.

## DIRECTIONAL NOTE

From the main Ilkeston roundabout, continue along onto Stanton Road and take an eventual right turn onto Union Street. This continues along onto Dale View, following the bend in the road round to the left and the property can be found on the left hand side, identified by our For Sale Board.

Ref: 7311nh

## GARAGE

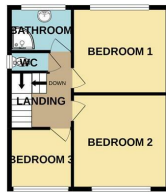
Manual door to the front, concertina sliding door to the rear, wall mounted gas meter and lower and lighting.



GROUND FLOOR  
739 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.

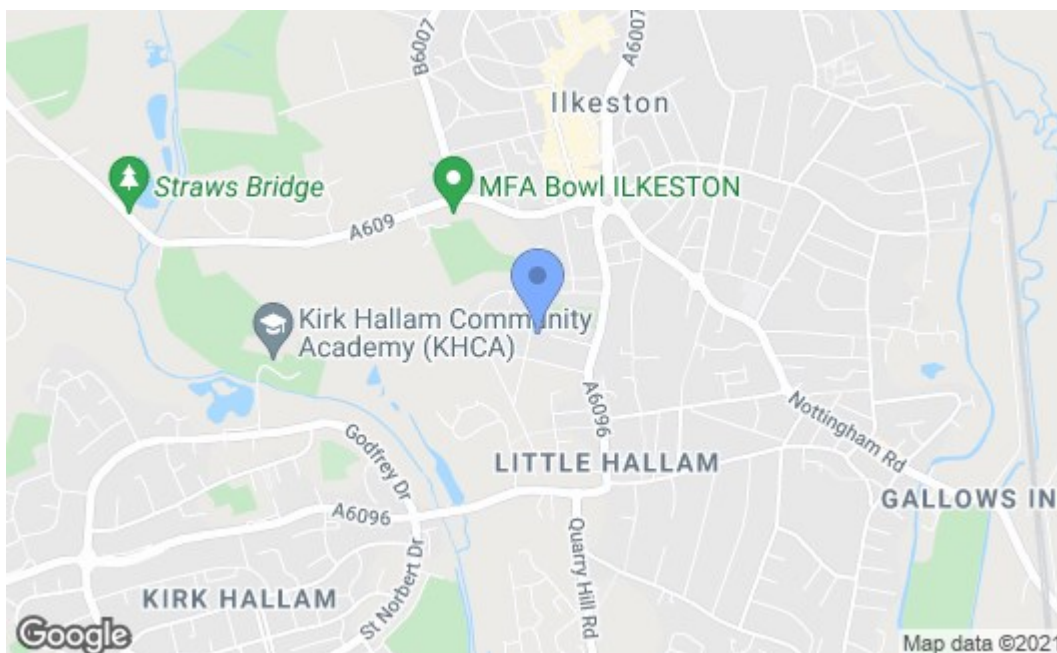


2ND FLOOR  
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA: 1410 sq.ft. (131.0 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. Made with Metageo i2022.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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