



**Kingsway**  
**Ilkeston, Derbyshire DE7 4DH**

**£195,000 Freehold**

Three bedroom extended semi-detached house with attic space.



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.





TOTAL FLOOR AREA: 1230 sq ft. (114.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		55	
(39-54) E			
(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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