



Wash Meadow Close  
Ilkeston, Derbyshire DE7 4SX

**£250,000 Freehold**

A 2019 CONSTRUCTED THREE BEDROOM,  
TWO BATHROOM SEMI DETACHED HOUSE  
WITH VIEWS TO THE FRONT.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET "THE HANBURY") THIS EXTREMELY WELL PRESENTED MODERN (2019 CONSTRUCTED) THREE BEDROOM, TWO BATHROOM, THREE TOILET SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND NOW ESTABLISHED RESIDENTIAL LOCATION WITH VIEWS OUT OF THE FRONT WINDOWS TOWARDS THE NUTBROOK TRAIL.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, living room (with useful understairs storage), full width dining kitchen. The first floor landing then provides access to three bedroom (with the main bedroom benefitting from en-suite shower room and overstairs storage) and family bathroom.

The property benefits from gas fired central heating from a combination boiler, double glazing, off-street parking (leading down the left hand side of the property), as well as an enclosed garden space to the rear. The property sits along a private road servicing just five properties with no-through access.

The property is located in this popular and now established residential location which offers easy access to the nearby town centre amenities. There is also easy access to good schooling for all ages, as well as transport links to and from the surrounding area, including Ilkeston train station which is a short distance away.

There is also easy access to the nearby children's play park and is situated a stone's throw away from access to the Nutbrook Trail with lovely local walks towards Shipley Country Park and the Nutbrook Cafe.

We believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.



## HALL

8'11" x 7'2" (2.72 x 2.20)

Composite and double glazed front entrance door, radiator with display cover, laminate flooring, staircase rising to the first floor, doors to WC and living room.

## WC

5'8" x 3'0" (1.73 x 0.93)

Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap and tiled splashbacks. Double glazed window to the front with fitted blinds, laminate flooring.

## LIVING ROOM

14'11" x 11'11" (4.55 x 3.64)

Double glazed window to the front with fitted blinds, laminate flooring, media points, radiator, useful understairs storage, door to dining kitchen.

## DINING KITCHEN

13'3" x 9'6" (4.05 x 2.90)

The kitchen is equipped with a matching range of fitted base and wall storage units with roll top work surfaces, incorporating four ring gas hob with extractor over and oven beneath. Inset one and a half bowl sink unit with draining board and mixer tap, space for full height fridge/freezer, plumbing for washing machine. Boiler cupboard housing the gas fired combination boiler (for central heating and hot water), double glazed French doors opening out to the rear garden, double glazed window to the rear, laminate flooring, radiator, ample space for dining table and chairs.

## FIRST FLOOR LANDING

Loft access to an insulated loft space, useful storage, decorative wood spindle balustrade, doors to all bedrooms and bathroom.

## BEDROOM ONE

11'10" x 9'6" (3.63 x 2.90)

Double glazed window to the front (overlooking the Nutbrook Trail) with fitted blinds, radiator, decorative paneling to one wall, useful overstairs storage, door to en-suite.

## EN-SUITE

6'3" x 5'3" (1.93 x 1.62)

Modern white three piece suite comprising tiled and enclosed shower cubicle with glass screen and folding glass shower door with mains shower, wash hand basin with

mixer tap with tiled splashback, push flush WC. Double glazed window to the front with fitted blinds, radiator, extractor fan, laminate/parquet effect flooring.

## BEDROOM TWO

9'2" x 7'6" (2.80 x 2.29)

Double glazed window, radiator, decorative paneling to one wall.

## BEDROOM THREE

8'2" x 5'9" (2.50 x 1.77)

Double glazed windows, radiator.

## BATHROOM

7'10" x 5'11" (2.41 x 1.81)

Modern white three piece suite comprising panel bath with mixer tap and decorative tiled splashbacks, wash hand basin with mixer tap and push flush WC. Double glazed window to the side, wall mounted mirror fronted bathroom cabinet, laminate/parquet effect flooring, radiator.

## OUTSIDE

To the front of the property, there is are decorative stone chippings with an array of bushes and shrubbery, with pathway leading to the front entrance door. A tarmac driveway then leads down the left hand side of the property providing off-street parking for two/three vehicles, with gated pedestrian access then linking into the rear garden.

## TO THE REAR

The rear garden offers a paved patio area (ideal for entertaining), benefitting from being enclosed with pedestrian access leading directly onto the driveway. Within the garden, there is a lawn, garden shed, outside water tap and lighting point.

## DIRECTIONS

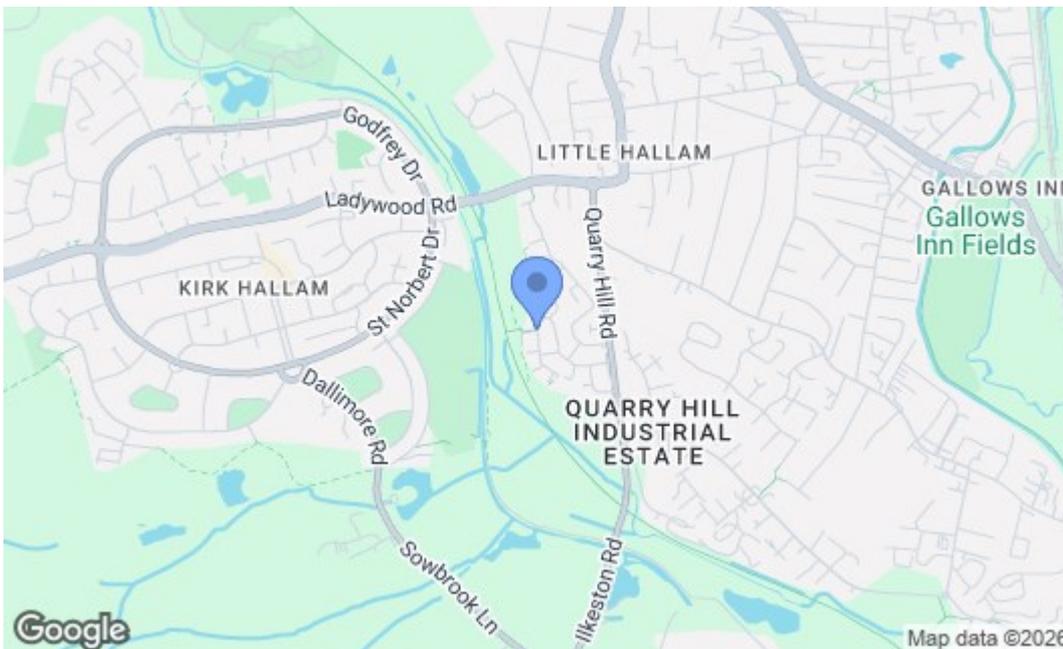
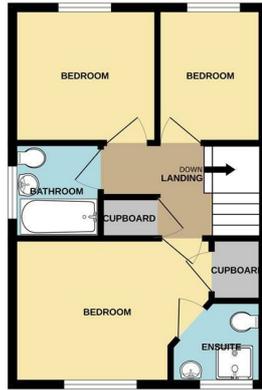
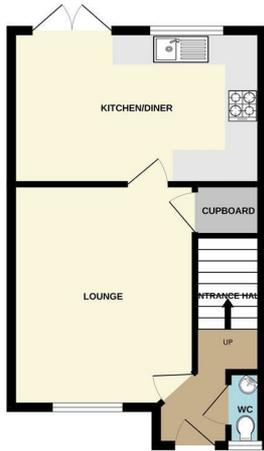
Proceed in the direction of Sandiacre before taking a right turn at the Sandiacre traffic lights onto Town Street. Proceed parallel with the canal in the direction of Stanton by Dale from Town Street, round to Lenton Street and onto Ilkeston Road. Continue onto Lowes Lane, passing the entrance to New Stanton and follow the bend in the road to the right, over the bridge onto Quarry Hill Road. Take a left hand turn onto Elka Road and follow the "S" bend in the road before taking a left hand turn onto Wash Meadow Close. At the bend in the road, veer right and proceed along the private road where the property can be found, identified by our For Sale board on the right hand side.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(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	

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.