Robert Ellis

look no further. . .

Cook Drive
Ilkeston, Derbyshire DE7 4AB

A THREE BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS QUIET RESIDENTIAL NO-THROUGH ROAD LOCATION.

£229,950 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS THREE BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL NO-THROUGH ROAD LOCATION.

With accommodation over two floors, the ground floor comprises entrance porch with useful storage space, spacious full width living room leading through to a dining kitchen and conservatory. The first floor landing then provides access to three bedrooms and a three piece shower room.

The property also benefits from gas fired central heating from a recently replaced combination boiler situated in the roof space, double glazing, off-street parking, carport and attached garage, having been converted and insulated to make into a great study space or garden room.

Further benefits include a useful workshop/garden gym, low maintenance garden and multi-fuel burning stove in the living room.

The property is located within this quiet residential cul de sac no-through road location within easy reach of the shops, services and amenities in Ilkeston town centre. There is also easy access to good schooling, healthcare needs, transport links and open countryside.

We believe the property will make an ideal family home, along with those looking for some outdoor space to use as a workshop or home office and would therefore highly recommend an internal viewing.

PORCH
6'0" x 4'0" (1.84 x 1.24)
uPVC panel and double glazed front entrance door with double glazed windows to the front and side, decorative exposed brickwork, central light point, useful double storage cupboard with shelving space also housing the electricity meter, alarm control panel, panel and glazed Georgian-style internal door to the living room.

LIVING ROOM
16'9" x 11'4" (5.13 x 3.47)
Double glazed window to the front (with fitted blinds), wi-fi booster, radiator x 2, open tread staircase rising to the first floor, coving, media points, feature inset tiled chimney breast incorporating multi-fuel burning stove situated on a tiled and slate hearth.

DINING KITCHEN
17'0" x 12'1" (5.19 x 3.70)
The kitchen comprises a matching range of fitted base and wall storage cupboards with granite effect style roll top work surfaces incorporating one and a half bowl sink unit with draining board and central pull-out spray hose mixer tap. Fitted five ring gas hob with extractor over, in-built double oven, plumbing and space for washing machine, integrated dishwasher, ample space for dining table and chairs, space for double size American-style fridge freezer, radiator with overhanging breakfast bar, coving, spotlights, double glazed window to the rear, decorative tiled splashbacks, sliding double glazed patio doors (with fitted blinds) through to the conservatory.

CONSERVATORY
8'4" x 8'2" (2.56 x 2.50)
Brick and timber double glazed construction with boarded sloping ceiling incorporating spotlights, radiator, hot and cold heating fan, exposed brickwork.

FIRST FLOOR LANDING
Doors to all bedrooms and shower room, laminate flooring. Useful storage cupboard with shelving space, double glazed window to the side (with fitted blinds), loft access point with pulldown loft ladders to a boarded, lit and insulated loft space which also houses the gas fired combination boiler (for central heating and hot water purposes) with an app based controlled system.

BEDROOM ONE
12'7" x 8'9" (3.84 x 2.67)
Double glazed window to the front (with fitted blinds), radiator, laminate flooring.

BEDROOM TWO
11'2" x 9'7" (3.42 x 2.94)
Double glazed window to the rear, radiator.

BEDROOM THREE
7'3" x 7'2" (2.22 x 2.19)
Double glazed window to the front (with fitted blinds), radiator, laminate flooring.

SHOWER ROOM
7'2" x 6'4" (2.19 x 1.94)
Three piece suite comprising corner tiled and enclosed shower cubicle with mains shower, glass shower screen and sliding door, hidden cistern push flush WC and wash hand basin with storage cabinets beneath. Granite style work surfacing, display shelving, fully tiled walls, chrome ladder towel radiator, double glazed window to the rear, coving, extractor fan.

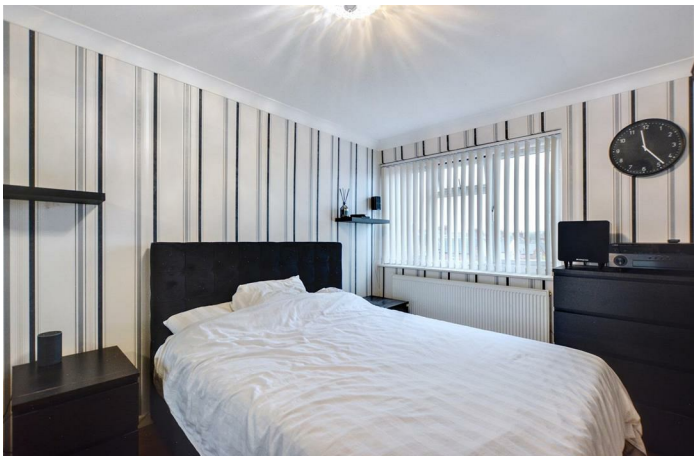
OUTSIDE
To the front of the property there is a full width block paved driveway providing off-street parking for two vehicles with dwarf brick boundary wall, double wrought iron gate access leading through to the carport and beyond to the rear garden.

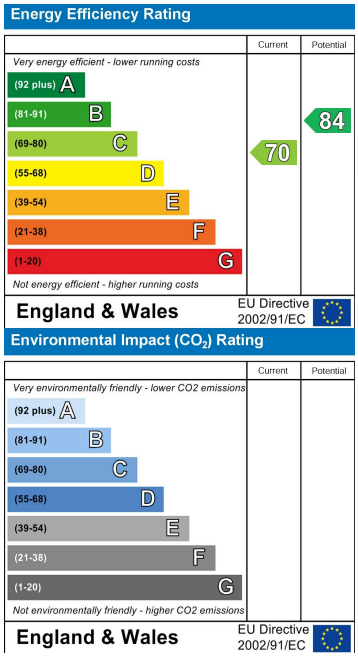
SIDE & REAR
To the side of the property through double wrought iron gates there is a covered carport which has block paving leading through to the detached garage with external double power socket and lighting. The carport then opens out into the rear garden where there is a continuation of the block paving leading to the garage, a paved patio seating area (ideal for entertaining) with the benefit of an outside water tap, high quality laid artificial lawn (for ease of maintenance) with plum slate borders being enclosed by timber fencing with concrete posts and gravel boards. Situated to the foot of the plot there is a timber constructed and insulated workshop/home office and gym with the benefit of power, lighting and insulation.

GARDEN WORKSHOP/GYM
12'6" x 6'0" (3.82 x 1.85)
Sliding doors from the garden, insulated and boarded with power and lighting point.

DETACHED GARAGE
16'8" x 9'4" (5.10 x 2.85)
Electrically operated roller door to the front, initial partition wall making a useful storage area to the front with uPVC panel and exit door to the garden space and a further internal door then leads through to the rear part of the garage which has been converted, insulated, boarded and has the benefit of power, wi-fi booster, lighting and CCTV making an ideal garden room or garden office.

COUNCIL TAX
Erewash Borough Council Band B.





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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