



**Slater Way**  
**Ilkeston, Derbyshire DE7 4SN**

**£235,000 Freehold**



A MODERN THREE BEDROOM, TWO BATHROOM, THREE TOILET SEMI DETACHED HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS NEARLY NEW AND MODERN TWO STOREY, THREE BEDROOM, TWO BATHROOM, THREE TOILET SEMI DETACHED HOUSE SITUATED IN THIS NOW POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, living room and dining kitchen. The first floor landing provides access to three bedrooms (principal bedroom with en-suite facilities) and family bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, enclosed garden space with useful summerhouse incorporating power and lighting, with the building also being protected by it's NHBC warranty.

The property sits favourably within close proximity of excellent nearby transport links, open space, schooling, amenities and shopping facilities.

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



## ENTRANCE HALL

8'0" x 5'0" (2.46 x 1.54)

Composite and double glazed front entrance door, staircase rising to the first floor, radiator with display cabinet. Doors to lounge and WC.

## WC

5'6" x 2'10" (1.69 x 0.88)

Two piece suite comprising push flush WC, corner wash hand basin, tiled splashbacks and mixer tap. Dado rail, radiator, double glazed window to the front (with fitted blinds).

## LOUNGE

14'11" x 12'0" (4.55 x 3.66)

Double glazed window to the front (with fitted blinds), radiator, media points, useful understairs storage cupboard. Door to dining kitchen.

## DINING KITCHEN

15'3" x 9'4" (4.67 x 2.86)

The kitchen area comprises a matching range of fitted base and wall storage cupboards, one and a half bowl sink unit with draining board and central mixer tap. Fitted four ring gas hob with extractor over and oven beneath, integrated dishwasher, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), freestanding space for fridge, plumbing for washing machine, ample space for dining table and chairs, radiator, double glazed French doors opening out to the rear garden, double glazed window to the rear.

## FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Loft access point to an insulated loft space. Useful storage cupboard, decorative open spindle balustrade.

## BEDROOM ONE

11'10" x 9'6" (3.62 x 2.90)

Double glazed window to the front (with fitted blinds), radiator, useful overstairs storage cupboard.

## EN-SUITE

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

Three piece suite comprising corner tiled shower cubicle with dual attachment mains shower, wash hand basin with mixer tap, push flush WC. Partial wall tiling, double glazed window to the front (with fitted blinds), extractor fan, radiator.

## BEDROOM TWO

9'1" x 7'6" (2.77 x 2.30)

Double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator.



## BEDROOM THREE

7'6" x 6'0" (2.30 x 1.84)

Double glazed window to the rear (with fitted blinds), radiator.

## BATHROOM

6'0" x 5'11" (1.85 x 1.81)

Modern white three piece suite comprising panel bath with central mixer tap, wash hand basin with mixer tap, push flush WC. Partial wall tiling, double glazed window to the side, extractor fan, radiator.

## OUTSIDE

To the front of the property there is a front garden lawn and pathway providing access to the front entrance door. Leading down the left hand side of the property accessed via a lowered kerb entry point there is a tarmac driveway providing off-street parking for two cars with gated pedestrian access then leading into the rear garden.

## TO THE REAR

The rear garden has a decorative retaining wall to the boundary line, timber fencing offering security and privacy from the neighbouring properties. There is a paved patio area (ideal for entertaining) with decorative gravel stone chippings, two artificial lawn areas making for ease of maintenance, useful garden shed, timber summerhouse with double French doors providing entrance with windows either side of the doors. The summerhouse also has power and lighting. Within the garden there is external lighting and water tap.

## DIRECTIONAL NOTE

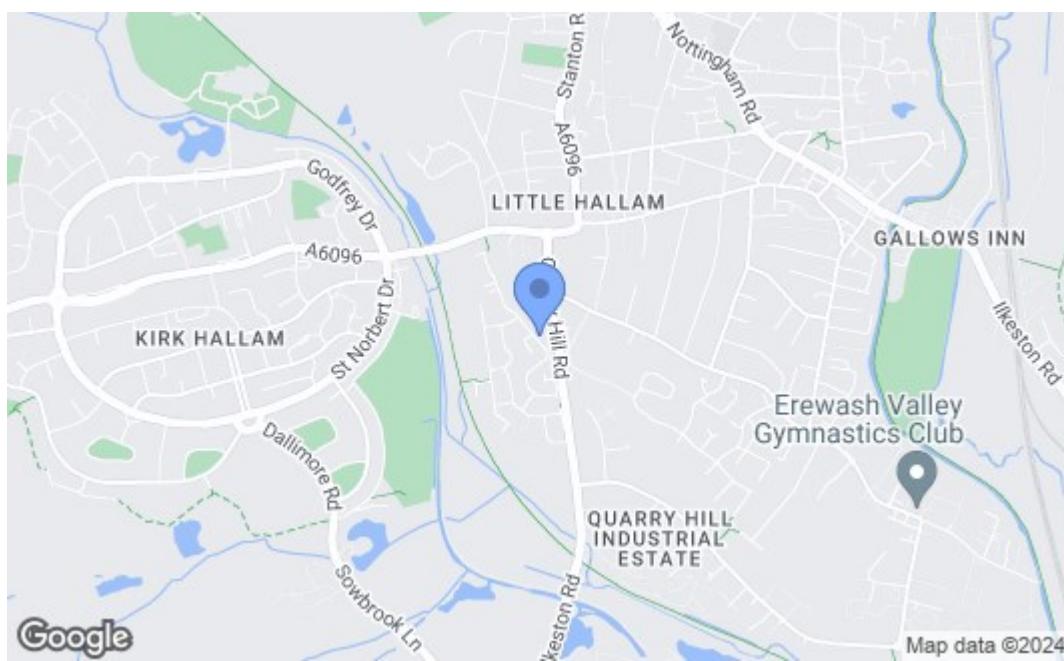
Leave Stapleford and proceed in the direction of Sandiacre, taking a right turn at the traffic lights on Town Street. Continue in the direction of Stanton by Dale. Upon reaching the bend in the road adjacent to Twelve Houses, veer right onto Quarry Hill. Proceed over the bridge and take the left hand turn onto the Elka Road development. Follow the bend in the road initially to the right and then to the left. Take a right hand turn onto Slater Way. Follow the bends in the road and the property can then be found on the right hand side, identified by our For Sale board. Ref: 8417NH

## AGENTS NOTE

It is understood that the property is held freehold with an annual maintenance charge paid by the residents of the development of approximately £100 per year. We ask that you confirm this information with your solicitor prior to completion.



Robert Ellis  
ESTATE AGENTS



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		
England & Wales 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		
England & Wales 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, fixture or fitting has been tested.