



Derbyshire Drive  
Ilkeston, Derbyshire DE7 4LG

**£210,000 Freehold**

A THREE/FOUR BEDROOM SEMI  
DETACHED HOUSE OFFERED FOR SALE  
WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS EXTENDED THREE/FOUR BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall with useful understairs storage space, ground floor bedroom or second sitting room, spacious through lounge, kitchen and lean-to. The first floor landing then provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating, double glazing, off-street parking and enclosed garden space to the rear.

The property is situated in this popular and established residential location within easy reach of nearby shops, services and schooling. There are also good transport links nearby including the Ilkeston train station.

We believe that the property with its adaptive accommodation over two floors would welcome that of both first time buyers or young families alike and we highly encourage an internal viewing.



### ENTRANCE HALL

11'5" x 5'11" (3.50 x 1.81)

uPVC panel and double glazed front entrance door, staircase rising to the first floor with useful understairs storage space, radiator and doors to through lounge and ground floor bedroom/sitting room.

### GROUND FLOOR BEDROOM/SITTING ROOM

11'5" x 6'11" (3.48 x 2.13)

Double glazed window to the front (with fitted blinds), Virgin Media point, radiator and wall light point.

### THROUGH LOUNGE

25'8" x 9'10" (7.84 x 3.01)

Double glazed bay window to the front (with fitted blinds), double glazed window to the rear (with fitted blinds), two radiators, coving and media points. Opening through to the kitchen.

### KITCHEN

8'7" x 8'1" (2.64 x 2.48)

Comprises a matching range of base and wall storage cupboards, roll top work surfaces with inset single sink and draining board with swan neck mixer tap, tile splashbacks, fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine and space for fridge/freezer, tile floor. Panel and double glazed door to the lean-to. Double glazed window to the rear (with roller blind).

### LEAN-TO

Panel and glazed door access into the garden.

### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom, double glazed window to the side and access to the loft space which is part boarded, lit and insulated.

### BEDROOM ONE

13'11" x 9'10" (4.25 x 3.02)

Double glazed window to the front, radiator and coving.

### BEDROOM TWO

9'11" x 9'1" (3.03 x 2.79)

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

radiator and boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes) with storage cupboard above.

### BEDROOM THREE

6'8" x 5'10" (2.05 x 1.80)

Double glazed window to the front (with fitted blinds) and radiator.

### BATHROOM

6'1" x 5'10" (1.86 x 1.80)

White three piece suite comprising bath with Mira electric shower over, wash hand basin and push flush WC. Double glazed window to the rear (with fitted roller blind), tiled walls and radiator.

### OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking with extra space for another car to the side, gated pedestrian access to the side which opens out to the rear garden.

### REAR GARDEN

Enclosed by timber fencing with concrete posts and gravel boards designed for relatively straight forward maintenance being paved and lawned. Within the garden there is an external water tap, lighting point, power socket and timber shed.

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, veer left onto Pasture Road and proceed in the direction of Trowell. At the mini roundabout, veer left and continue in the direction of Ilkeston, before eventually veering left at the "T" junction in Trowell Village adjacent to St Helen's Church onto Ilkeston Road. Follow the road to the left onto Nottingham Road and proceed up the hill to the main Ilkeston roundabout. Take a left turn at the roundabout onto Stanton Road and take an eventual right hand turn onto Hobson Drive. From Hobson Drive, take a left turn onto Derbyshire Drive and the property can be found on the right hand side identified by our For Sale board.

Ref: 7873NH





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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                                                       |         | 84        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 64      |           |
| (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, equipment, fixture or fitting has been tested.