



Slater Way  
Ilkeston, Derbyshire DE7 4SL

"THE BICKLEIGH" A THREE STOREY THREE  
BEDROOM 2020 CONSTRUCTED MID  
TOWN HOUSE OFFERED FOR SALE WITH  
NO UPWARD CHAIN.

**Offers Over £230,000 Freehold**





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF NO UPWARD CHAIN, THIS EXTREMELY WELL PRESENTED AND UPGRADED SINCE BUILD THREE BEDROOM, THREE STOREY, MID TOWN HOUSE SITUATED ON THIS NOW ESTABLISHED RESIDENTIAL MODERN DEVELOPMENT.

"The Bickleigh" has accommodation over three floors comprising a front living room, inner hallway, ground floor WC and kitchen to the ground floor. The first floor landing provides access to two of the three bedrooms and family bathroom. A further staircase rises to the top floor and offers the largest of the three bedrooms.

The property also benefits from gas fired central heating from combination boiler, double glazing, two parking spaces to the front and an enclosed garden space with covered seating area.

The property is located in this now established and well regarded modern development on the outskirts of Ilkeston and Stanton by Dale, providing easy access to an array of services, amenities, schooling and transport links, including Ilkeston train station. There is also easy access to ample outdoor countryside, including that of the Nutbrook Trail leading towards Shipley Country Park, as well as an on-development play area.

Still under NHBC warranty, the property has modern fixtures and fittings throughout and has been upgraded by the current owners to include better quality flooring, in-built media wall system to the front room and further landscaping to the garden.

To make it easier for potential onward buyers, certainly those in a first time buying situation, there is also the option of having multiple items of furniture included within the sale - subject to the relevant price negotiations.

We would highly recommend an internal viewing.



## LOUNGE

14'7" x 11'10" (4.45 x 3.62)

Panel and double glazed front entrance door, double glazed window to the front, high quality laminate flooring, radiator, wall mounted electrical consumer box, useful understairs storage cupboard, media wall with in-built remote control operated electric fire. (There is a potential that furniture items can be purchased within the sale subject to relevant price negotiations).

## INNER HALLWAY

7'1" x 4'9" (2.18 x 1.45)

Turning staircase rising to the first floor with high quality fitted inset laminate flooring, decorative open spindle wood balustrade, laminate flooring. Doors to the kitchen, living room and ground floor WC.

## WC

4'4" x 3'8" (1.33 x 1.12)

Modern white two piece suite comprising push flush WC, wash hand basin with mixer tap and tiled splashbacks. Wall mounted bathroom cabinet, radiator, laminate flooring, extractor fan.

## DINING KITCHEN

11'9" x 9'3" (3.60 x 2.83)

The dining kitchen is equipped with a matching range of base and wall storage cupboards with roll top work surfaces incorporating four ring gas hob with extractor over and oven beneath. Plumbing for washing machine and slimline dishwasher, as well as freestanding space for full height fridge/freezer (these items could also be included within the sale subject to relevant negotiations). Boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), double glazed window to the rear (with fitted blinds), ample space for dining table and chairs, radiator, double glazed French doors opening out to the rear garden space.

## FIRST FLOOR LANDING

Decorative open spindle balustrade, radiator, turning staircase rising to the top floor. Doors to both bedrooms and bathroom.

## FRONT BEDROOM

11'10" x 10'5" (3.62 x 3.18)

Two double glazed windows to the front (with fitted blinds), radiator, laminate flooring, potential to include a triple size mirror fronted sliding door wardrobe within the sale.

## BACK BEDROOM

11'10" x 8'10" (3.61 x 2.70)

Double glazed window to the rear (with fitted blinds), laminate flooring, radiator, potential to include a double sized mirror fronted sliding door wardrobe.

## BATHROOM

7'10" x 5'6" (2.41 x 1.70)

Modern white three piece suite comprising panel bath with central mixer tap and handheld shower attachment, wash hand basin with mixer tap and push flush WC. Decorative wall tiling, laminate effect vinyl flooring, radiator, extractor fan.

## TOP FLOOR LANDING

Useful storage cupboard and door to top floor bedroom.

## TOP FLOOR BEDROOM

21'3" x 11'10" (6.50 x 3.61)

Bright and airy dual aspect room with two Velux roof windows to the front and an additional Velux roof window to the rear with fantastic countryside views beyond. Radiator, loft access point via pulldown loft ladders to a boarded and insulated loft space.

## OUTSIDE

To the front of the property there is a double width tarmac driveway to the front providing off-street parking for two cars, pathway to the front entrance door and side pedestrian and gated access leading through to the rear garden.

## TO THE REAR

The rear garden is enclosed by timber fencing to the boundary lines with rear access pedestrian gate which provides private access back to the front. The garden has a lawn and an enclosed covered seating area (ideal for entertaining), with external lighting point, power, water tap, decking, pagoda. Covered decked seating area with pagoda.

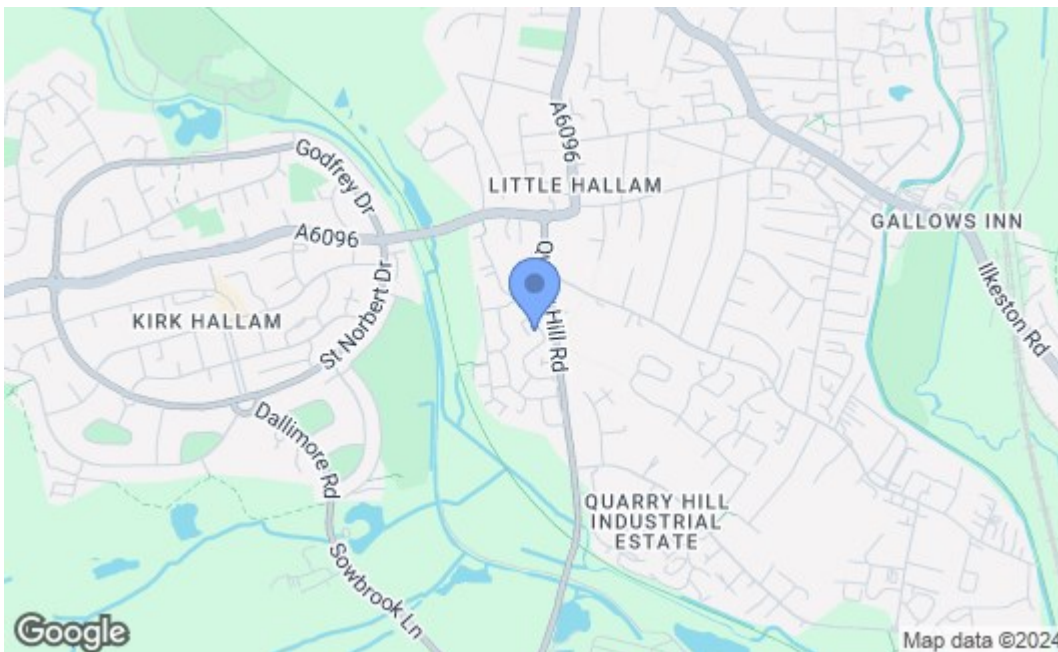
## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the Sandiacre traffic lights, turn right onto Town Street and proceed parallel with the canal heading in the direction of Stanton by Dale. Follow the bend to the right and continue onto Ilkeston Road, Sandiacre. This then becomes Lows Lane and in turn becomes Twelve Houses/New Stanton. At this point, 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 bend in the road initially to the right and then to the left. Take a right hand turn onto Slater Way and follow the bend in the road to the left and the property can be found on the left hand side.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		85	
(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.