



Frederick Avenue  
Ilkeston, Derbyshire DE7 4DW

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**£215,000 Freehold**



Set back from the road in an elevated position can be found this three bedroom semi detached house.

What sets this property apart from many is the large forecourt which provides parking for several vehicles and gives access to a detached brick built double garage.

This property has been particularly well maintained and improved by the owners and offers a fantastic family home which is ready to move into. Features include a contemporary fully fitted kitchen, re-fitted ground floor family bathroom, and to the principal bedroom there is a recently replaced en-suite shower room.

The property is double glazed throughout, has upgraded electrics, and updated central heating system served from a combination boiler which was installed in 2022.

The property enjoys an attractive rear garden with decked, paved and lawn area. Situated in this popular residential suburb close to local schools, regular bus service and within easy reach of the market town centre of Ilkeston, as well as Morrisons, Tesco and Ilkeston train station.

Only when viewing this property internally can the accommodation be fully appreciated and therefore viewing is recommended.



### ENTRANCE HALL

Front entrance door, stairs to the first floor. Doors to ground floor rooms.

### LOUNGE

14'4" plus bay x 10'8" (4.39 plus bay x 3.27)  
Radiator, double glazed bay window to the front, double glazed window to the rear.

### DINING KITCHEN

15'2" x 7'11" (4.64 x 2.42)  
Incorporating a modern and contemporary range of fitted wall, base and drawer units with inset one and a half bowl sink unit with single drainer and low profile worktops. Built-in appliances including electric oven, gas hob and extractor hood over. Integrated fridge, freezer and dishwasher. Plumbing and space for washing machine. Wall mounted gas combination boiler installed in 2022 and serviced on the 16th February 2024. Double glazed windows to the rear, rear exit door.

### GROUND FLOOR BATHROOM

Incorporating a modern contemporary three piece suite comprising wash hand basin with vanity unit, low flush WC, "L" shaped shower bath with a thermostatically controlled shower and screen over. Heated towel rail, tiling to walls, double glazed window.

### FIRST FLOOR LANDING

Doors to bedrooms.

### BEDROOM ONE

14'4" x 10'8" (4.37 x 3.26)  
Radiator and twin aspect windows to the front and rear. Door to en-suite.

### EN-SUITE

Incorporating a modern three piece suite comprising wash hand basin, low flush WC and shower cubicle with twin rose thermostatically controlled shower system, towel rail, air extractor.

### BEDROOM TWO

12'1" x 7'0" (3.7 x 2.14)  
Radiator, double glazed window to the front.

### BEDROOM THREE

9'0" x 6'11" (2.76 x 2.11)  
Radiator, double glazed window to the rear.

### OUTSIDE

The property is set back from the road standing on an elevated position and has a tiered front garden. There is a substantial partially enclosed forecourt providing parking for several vehicles and gives access to a detached brick built garage with up and over door, light and power. A pathway from the front garden runs along the side to the rear where there is a paved seating area, decked area and section of garden laid to lawn.

### COUNCIL TAX

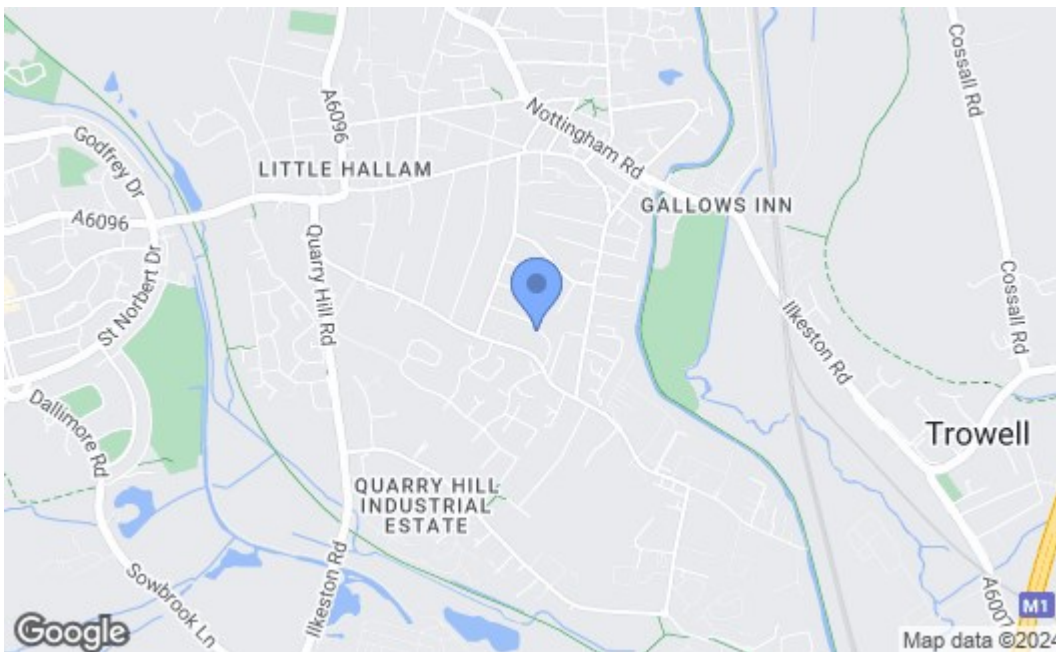
Erewash Borough Council Band B.

### Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating served from a combination boiler, installed in 2022  
Septic Tank – No  
Broadband – Yes  
Broadband Speed - speed not known  
Phone Signal – information not available  
Sewage – Mains supply  
Flood Risk – River : no flood risk - Surface Water : low  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – Coal mining reported area



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.