



Sparrow Close  
Ilkeston, Derbyshire DE7 4PW

A THREE BEDROOM DETACHED HOUSE.

Offers In Excess Of

£200,000

0115 949 0044



/robertellisestateagent



@robertellisea



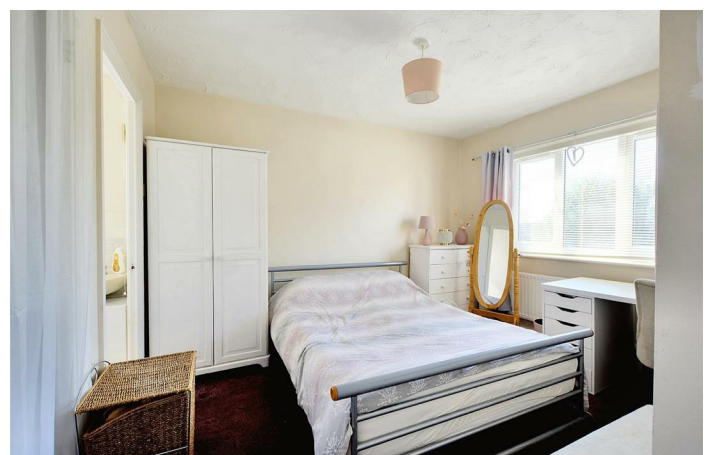
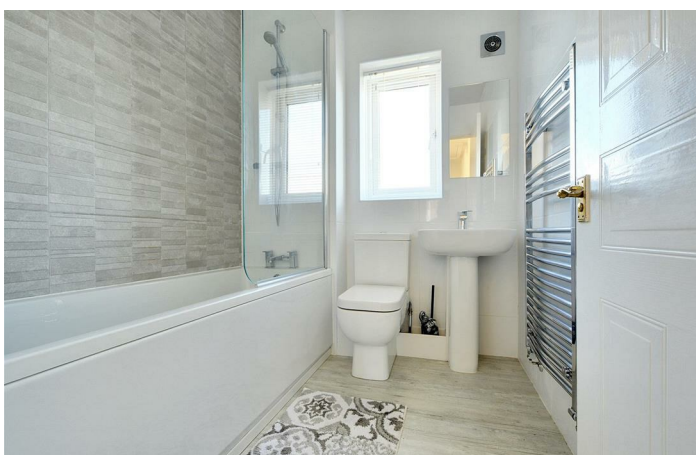
We are pleased to offer for sale this modern three bedroom detached house situated on an attractive cul de sac in this popular and established residential suburb.

The property comes to the market in a ready to move into condition, the current owner having recently refurbished and improved the property with a replacement contemporary dining kitchen, re-fitted family bathroom and the large conservatory now has the benefit of recently installed insulating roof panels.

Further features of this property include ground floor cloaks/WC, en-suite WC and wash hand basin to the principal bedroom, gas fired central heating served from a combination boiler and uPVC double glazed windows throughout.

The property benefits from off-street parking for several vehicles and the driveway leads to a useful detached brick built garage. The property enjoys attractively landscaped and tiered rear gardens and is conveniently situated for both families and commuters alike, as schools for all ages are within walking distance, along with a bus service. For those who enjoy the outdoors, open countryside is within walking distance yet the bustling market town of Ilkeston is nearby. For those looking to commute further afield, the A52 and Junction 25 of the M1 motorway are within easy reach.

This property would suit families, as well as professional couples. We recommend an early internal viewing.



## ENTRANCE HALL

Double glazed front entrance door, radiator, stairs to the first floor. Doors to living room and cloaks/WC.

## CLOAKS/WC

Housing a two piece suite comprising wash hand basin and low flush WC. Heated towel rail, double glazed window (with fitted blind).

## LIVING ROOM

16'0" x 13'5" (4.88 x 4.11)

Double glazed window to the front (with fitted blind), 2 x radiators.

## OPEN PLAN DINING KITCHEN

16'4" x 8'11" (5 x 2.72)

Incorporating a modern and contemporary range of fitted wall, base and drawer units with work surfacing and inset one and a half bowl sink unit with draining board. Built-in appliances including electric double oven, slimline dishwasher, microwave, gas hob with extractor hood over. Plumbing and space for washing machine. Space for full height fridge/freezer, table and chairs. Useful downstairs store closet. Double glazed window and door to conservatory.

## CONSERVATORY

16'2" x 12'5" (4.94 x 3.8)

This large family room has the benefit of recently installed insulating roof panels, making the space more practical all year round and has double glazed side exit door, windows and French doors opening to the rear garden.

## FIRST FLOOR LANDING

Hatch to partially boarded loft with wooden loft ladder, built-in airing cupboard housing the gas fired combination boiler (for central heating and hot water), additional store cupboard with hanging space.

## BEDROOM ONE

11'8" x 9'6" (3.58 x 2.92)

Walk-in wardrobe, radiator, double glazed window to the front (with fitted blind), door to en-suite.

## EN-SUITE

Incorporating a two piece suite comprising wash hand basin and low flush WC. There is concealed plumbing for a shower cubicle (the current owner opted for a useful built-in full height linen cupboard). Double glazed window (with fitted blind), radiator.

## BEDROOM TWO

10'2" x 9'2" (3.1 x 2.8)

Useful closet with shelving and hanging rail, double glazed window to the rear (with fitted blind), radiator.

## BEDROOM THREE

7'10" x 6'9" (2.41 x 2.08)

Radiator, double glazed window to the front (with fitted blind).

## FAMILY BATHROOM

Incorporating a modern three piece suite comprising pedestal wash hand basin, low flush WC, panel bath with mains shower over and screen. Fully tiled walls, heated towel rail, double glazed window (with fitted blind).

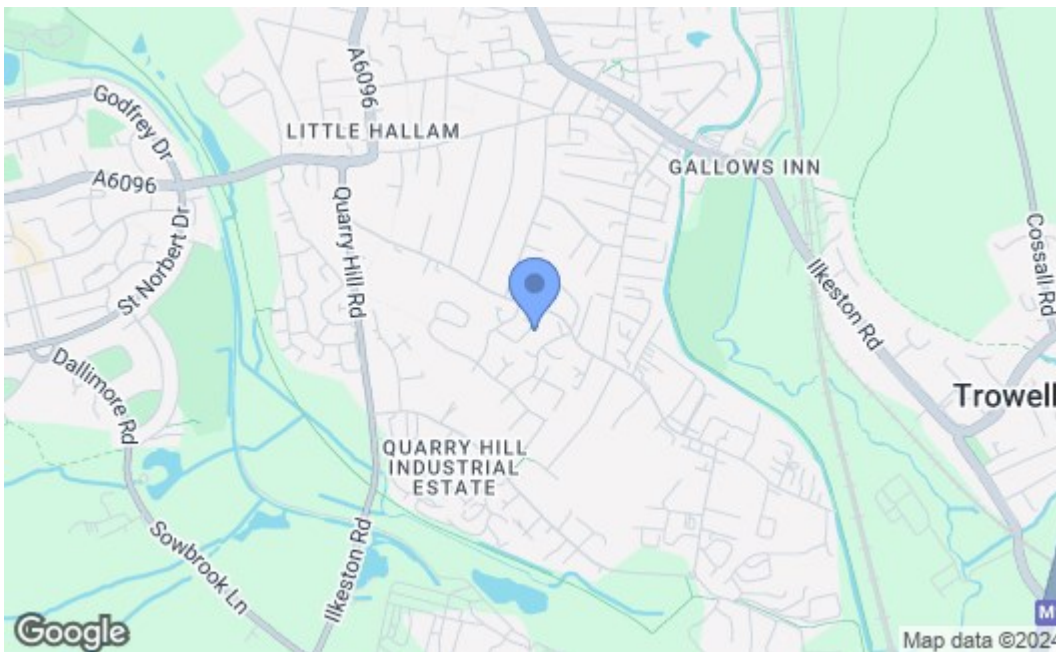
## OUTSIDE

The property is set back slightly from the road with an open plan front garden laid mainly to lawn with ornamental shrubs to the foreground. The driveway provides off-street parking for up to three vehicles and leads to the detached brick built garage. This has an up and over door, light and power. The garden is attractively landscaped on two tiers with a patio and lawn, pathway and steps to the lower garden with circular patio, gravel area and shrubs. There is an external water tap and security lights.

## DIRECTIONAL NOTE

From our Stapleford office, proceed in the direction of Sandiacre, taking a right hand turn at Sandiacre traffic lights onto Town Street. Proceed onto Ilkeston Road which in turn becomes Lows Lane. Continue through New Stanton, veering right at Twelve Houses, over the bridge onto Quarry Hill Road. Take a sharp right hand turn onto Longfield Lane and then take a right hand turn onto Hedges Drive. Take a left hand turn onto Sparrow Close and follow the close around to the left. The property can be found on the right hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		73	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.