



Queen Elizabeth Way  
Kirk Hallam, Derbyshire DE7 4NW

**£200,000 Freehold**

A TWO BEDROOM END TOWN HOUSE  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED TWO DOUBLE BEDROOM END TOWN HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION WITH THE BENEFIT OF HAVING ACCESS TO THE REAR FOR PARKING AND GARAGING/WORKSHOP.

The property also benefits from gas fired central heating from combi boiler, double glazing, enclosed garden space, feature multi-fuel burning stove to the living room.

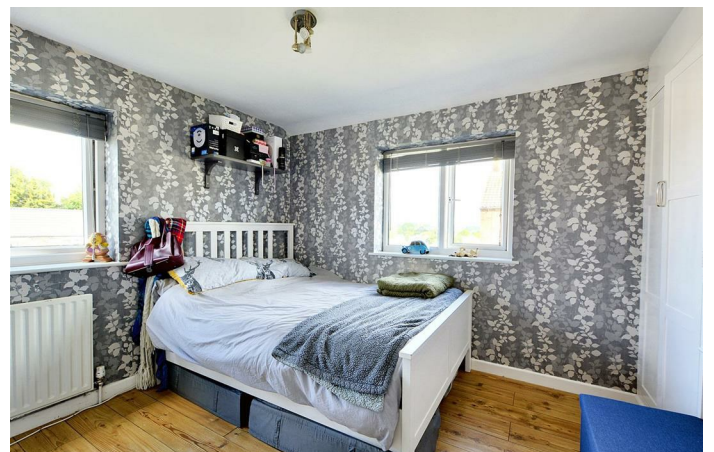
The accommodation is over two floors, the ground floor comprising side entrance hallway, kitchen to the front and living room to the rear. The first floor then provides access to two double bedrooms and a bathroom.

The property is situated in this popular residential area within close proximity of nearby shopping facilities and various schooling for all ages, as well as easy access to the shops, services and amenities in nearby Ilkeston town centre.

For those needing to commute, there are great transport links nearby to and from the surrounding area, including Junction 25 of the M1 motorway and Ilkeston train station.

A real benefit to the property is the access to the rear where there is ample parking and detached workshop area/garaging which could be put to use for further potential, subject to relevant permissions and approvals in the future.

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



## ENTRANCE HALL

6'0" x 4'3" (1.85 x 1.32)

Staircase rising to the first floor, tiled floor, double glazed window to the side (with fitted blinds), access points to the living room and kitchen.

## KITCHEN

14'9" x 10'0" (4.50 x 3.07)

Comprising a matching range of fitted base storage cupboards with square edge work surfacing incorporating single sink and draining board with central swan neck mixer tap. Fitted four ring gas hob with extractor over and oven beneath, plumbing and space for washing machine, dishwasher and tumble dryer, space for an American-style fridge/freezer, radiator with breakfast bar above. Decorative tiled splashbacks, tiled floor, double glazed window to the front (with fitted blinds), uPVC panel and double glazed exit door to outside, useful undertairs storage pantry with tiled floor (matching the kitchen), lighting point, ample storage shelving.

## LIVING ROOM

14'11" x 11'8" (4.55 x 3.57)

Double glazed French doors opening out to the rear garden with double glazed windows to either side of the French doors, laminate flooring, media points, decorative fireplace with brick and tiled hearing housing an open fuel fire.

## FIRST FLOOR LANDING

With doors to both double bedrooms and bathroom. Loft access point to a partially boarded loft space with drop-down plug-in light cable.

## BEDROOM ONE

14'11" x 11'0" (4.55 x 3.37)

Double glazed window to the rear overlooking the rear garden, radiator, fitted storage cupboard.

## BEDROOM TWO

10'0" x 9'5" (3.07 x 2.88)

A bright and airy room with double glazed windows to both the front and side (both with fitted blinds), radiator, laminate flooring, fitted double wardrobe housing the gas fired combination boiler (for central heating and hot water purposes) with storage shelving and hanging space, additional double fitted overstairs storage cupboard.

## BATHROOM

7'2" x 5'0" (2.20 x 1.53)

Three piece suite comprising bath with foldaway glass shower screen and Mira shower over, wash hand basin, low flush WC. Tiling to the walls, double glazed window to the side, wall mounted bathroom cabinet, chrome ladder towel radiator.

## OUTSIDE

To the front there is a pedestrian gate and pathway providing access to the side entrance door and beyond into the garden space. The front garden is predominantly lawned with planted borders housing a variety of bushes and shrubbery. Beyond the pedestrian gate to the side, there is a further pathway and access into the rear part of the garden, raised and planted flowerbeds housing a variety of shrubbery.

## TO THE REAR

The rear garden is split into two sections, with the initial part of the garden being paved making an ideal patio seating area with coal BBQ. This then leads up via stepped access to a gravel pathway with lawn to the right hand side being enclosed by timber fencing and access to a covered hot tub seating outdoor dining area with deck boards, entertaining space and space for a large hot tub (which could be included within the sale, subject to negotiation). There are also various outside lighting points, water tap and security lights. From the first part of the garden, a pedestrian gate then leads onto the rear part of the garden which offers a generous tarmac driveway space providing off-street parking for several cars and vehicles accessed via the road to the left hand side of the property. This area then leads onto the garage workshop.

## REAR DRIVEWAY/GARAGE/WORKSHOP

22'11" x 21'3" (7 x 6.5)

To the foot of the plot there is access to the garage/workshop areas with power, lighting, electric shutter doors and burners. This could be used for a variety of different purposes. You could also potentially explore options for other uses on the land, subject to the relevant permissions and approvals.

## HOT TUB/GARDEN ROOM

16'11" x 8'11" (5.17 x 2.74)

Timber constructed with deck boards and electrically operated closing shutters with the benefit of power and lighting points.

## DIRECTIONS

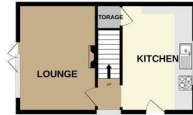
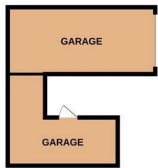
Enter Kirk Hallam via New Station along Sowbrook Lane. Veer right at the junction on-to St Norbert Drive. Turn left and take the next right on-to Deepdale Avenue and continue to the top turning right on-to Kenilworth Drive. Take a left turn on-to Queen Elizabeth Way and follow the road along. The property can then be found on the right hand side.

REF: 881 INH





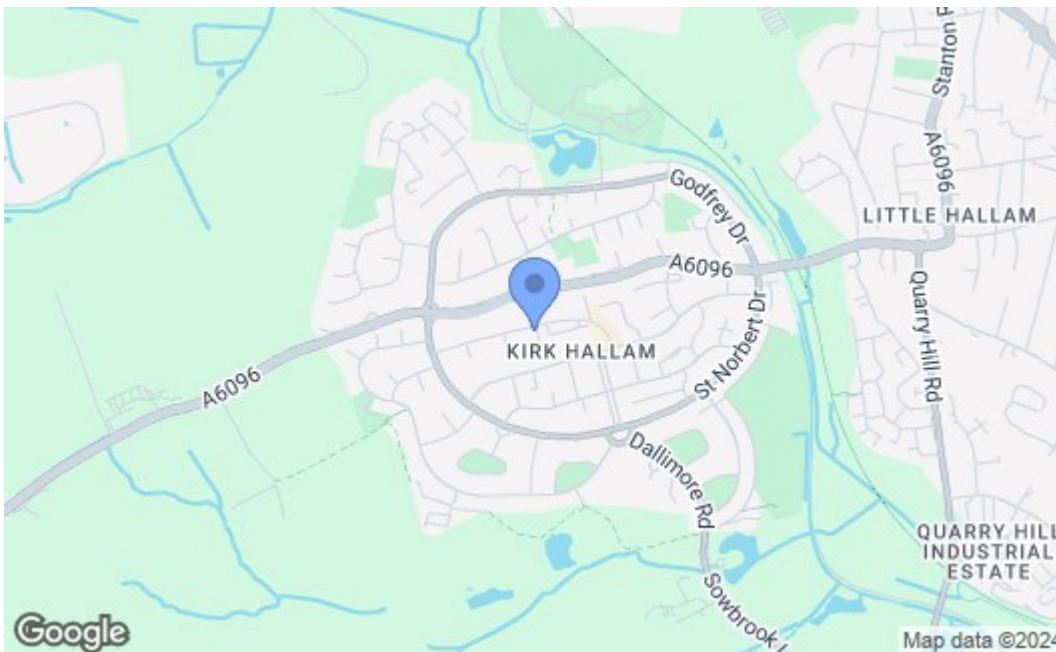
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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			82
(81-91) B			
(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.