



Kingston Avenue  
Ilkeston, Derbyshire DE7 4BA

**£275,000 Freehold**

A SUBSTANTIAL PERIOD THREE BEDROOM  
END TOWN HOUSE SITUATED IN THIS  
POPULAR & ESTABLISHED RESIDENTIAL  
LOCATION.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SUBSTANTIAL AND TARDIS-LIKE THREE BEDROOM PERIOD END TOWN HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation spanning two floors, the ground floor comprises a side entrance hallway, front sitting room, inner living room, rear kitchen with pantry, utility and WC. The first floor landing then provides access to two bedrooms to the front, useful storage space with potential access to then extend into the loft space (subject to the relevant permissions and approvals) and to the rear of the first floor there is a generous principal bedroom suite with walk-in four piece luxury en-suite bathroom. Another major benefit to the property is the potential within the garden space to the rear with a detached garden room, ideal for working from home or home business opportunity (subject to the local council's permissions and approvals). Currently split into a front reception space, porch, toilet and rear kitchenette.

The property benefits from gas fired central heating, double glazing, off-street parking and generous garden space located within close proximity of excellent nearby schooling, open countryside and transport links to and from the surrounding area, including that of Ilkeston train station which is situated just a short distance away.

The property offers so much potential (subject to the relevant permissions and approvals) such as going into the roof space and making use of the garden room.

Due to the overall size and potential, the property would make an ideal family home and we highly recommend an internal viewing.



### SIDE ENTRANCE HALL

Composite and double glazed side entrance door, turning staircase rising to the first floor with decorative wood spindle balustrade, radiator, tiled floor, coat pegs and shelving. Doors to living room and sitting room.

### FRONT SITTING ROOM

17'10" x 12'5" (5.46 x 3.80)

Two double glazed windows to the front, additional double glazed window to the side, radiator, wall mounted electrical consumer box, display central brick chimney breast with provision for open fire or stove.

### LIVING ROOM

18'0" x 15'10" (5.51 x 4.84)

Double glazed windows to the side, laminate flooring, wall light points, coving, radiator, media points. Doors leading through to the hallway and kitchen. Useful understairs storage space, chimney breast incorporating multifuel burning stove sat on a raised tiled hearth.

### KITCHEN

15'5" x 10'0" (4.70 x 3.07)

The kitchen comprises a matching range of fitted base and wall storage cupboards/drawers, with granite square edge work surfacing incorporating one and a half bowl sink unit with draining board and mixer tap. Decorative tiled splashbacks, 'Smeg' range cooker with five ring gas burner, extractor fan over. Plumbing for dishwasher and space for full height fridge/freezer. Vertical radiator, double glazed windows to the side and rear (with fitted roller blinds), spotlights, ceiling lighting, tiled floor, uPVC panel and double glazed stable door leading to outside, further door to walk-in pantry.

### SIDE PANTRY

Double glazed window to the side, laminate flooring, shelving, lighting.

### UTILITY ROOM

10'4" x 5'3" (3.17 x 1.62)

A matching range of fitted base and wall storage cupboards with granite square edge work surfacing incorporating inset one and a half bowl sink unit with draining board and central pull-out spray hose mixer tap. Plumbing for washing machine and space for further kitchen appliances, boiler cupboard housing the 'Ideal' gas fired combination boiler for central heating and hot water purposes, radiator, laminate flooring, spotlights, uPVC panel and double glazed exit door to outside.

### WC

5'3" x 2'6" (1.62 x 0.78)

Modern two piece suite comprising push flush WC, freestanding wash hand basin with mixer tap and storage drawers beneath. Double glazed window to the rear (with fitted roller blind), ladder towel radiator, spotlights, extractor fan.

### FIRST FLOOR LANDING

Decorative wood spindle balustrade, double glazed window to the side (with fitted roller blind), radiator. Doors to three bedrooms and useful walk-in storage cupboard. Ample space for a reading/study area.

### BEDROOM ONE

18'0" x 15'11" (5.51 x 4.86)

Double glazed window to the side (with fitted roller blind), two radiators, laminate flooring, part wall panelling, useful walk-in wardrobe space. Door to bathroom.

### BATHROOM

10'11" x 9'8" (3.33 x 2.95)

Luxury four piece suite comprising walk-in double sized shower cubicle with

drench shower head and additional handheld shower attachment with sliding glass screen/door, separate bathtub with waterfall style mixer tap and additional handheld shower attachment, wash hand basin with waterfall style mixer tap and storage cupboards/drawers beneath, hidden cistern push flush WC. Traditional radiator, two wall mounted towel radiators, decorative floor tiles, double glazed windows to both the side and rear (with fitted roller blinds), extractor fan, spotlights.

### BEDROOM TWO

11'10" x 10'5" (3.63 x 3.18)

Double glazed window to the front (with fitted roller blind), radiator.

### BEDROOM THREE

12'0" x 9'1" (3.67 x 2.78)

Double glazed window to the side with far reaching views beyond (with fitted roller blind), radiator.

### OUTSIDE

Leading down the left hand side of the property there is a lowered kerb entry point, driveway providing off-street parking with gated access then leading into the rear garden. The front garden is planted with an array of bushes and shrubbery.

### TO THE REAR

The rear garden is accessed through the double gates from the driveway and offers initial paved patio seating area (ideal for entertaining) with double glazed door access leading back to the house. External water taps, lighting points, power. Shaped lawn leading onto a decorative gravel patio area with matching patio pathway leading down to the foot of the plot giving access to the garden room.

### DETACHED GARDEN ROOM

#### FRONT RECEPTION

13'5" x 12'4" (4.11 x 3.78)

uPVC double glazed entrance doors to the front, laminate flooring, power, lighting points, fitted "L" shaped bar with granite top and storage beneath.

#### INNER LOBBY

uPVC panel and double glazed door access to the garden, door to toilet, door to both main zones.

#### WC

Two piece suite comprising push flush WC and wash hand basin. Wall mounted LED bathroom mirror, wall mounted electrical consumer box.

#### REAR KITCHEN

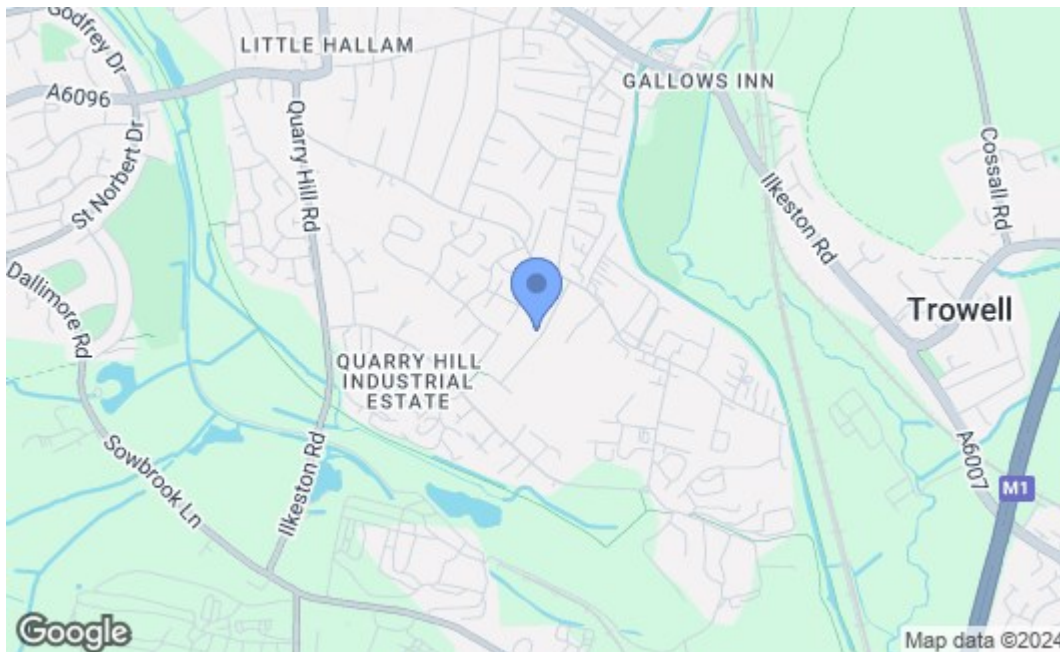
15'8" x 8'6" (4.78 x 2.60)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with roll top work surfaces incorporating one and half bowl sink unit with draining board and central swan-neck mixer tap. Fitted oven, plumbing for dishwasher, space for other kitchen appliances, decorative splashbacks, double glazed window to the side, laminate flooring, panelled ceiling, spotlights.

#### DIRECTIONAL NOTE

From our Stapleford Office, proceed away from Stapleford through Trowell, into Ilkeston along Ilkeston Road, following the bend onto Nottingham Road. Take a left onto Thurman Street which in turn become Corporation Road, reaching the "T" junction at the top. Take a left hand turn and first right onto Kingston Avenue, the property can be found a little further along on the right hand side, identified by our For Sale board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.