



Kingston Avenue  
Ilkeston, Derbyshire DE7 4BA

**Offers Over £160,000 Freehold**

AN EXTREMELY WELL PRESENTED &  
DECEPTIVELY SPACIOUS TWO BEDROOM +  
ATTIC SPACE MID TERRACED HOUSE.



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND DECEPTIVELY SPACIOUS TWO BEDROOM + ATTIC SPACE MID TERRACED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

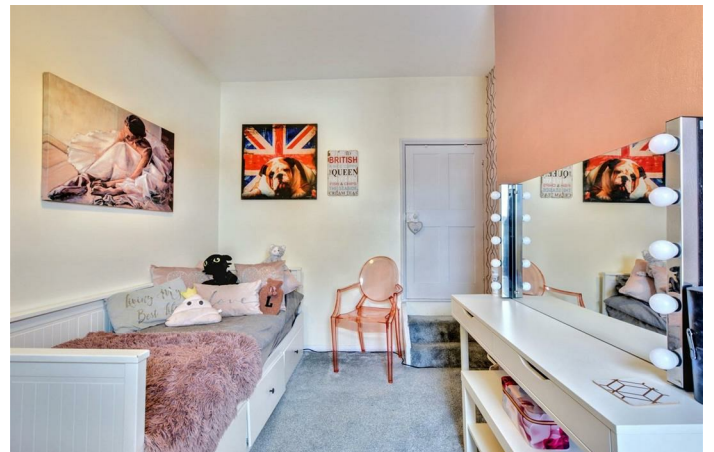
With accommodation over two floors, the ground floor comprises entrance porch, living room, inner lobby, dining room and kitchen. The first floor landing then provides access to two bedrooms and a well presented bathroom suite.

Via the first floor landing this is a wooden pulldown loft ladder providing access to a useful attic space, ideal for potential home office or general storage.

The property also benefits from gas fired central heating, double glazing, parking and garaging to the rear with electrically operated garage door, as well as a generous overall garden to the rear.

The property is located in this popular and established residential no-through road location which provides easy access to the shops, services and amenities in Ilkeston town centre. There is also easy access to ample outdoor space and countryside, as well as transport links to and from the surrounding area, including Ilkeston train station.

We believe the property will make an ideal first time buy and we highly recommend an internal viewing to fully explore the space on offer both inside and out.



## ENTRANCE PORCH

4'3" x 3'1" (1.30 x 0.95)

uPVC panel and double glazed front entrance door with double glazed windows to both the front and side of the door, coat pegs, decorative floor tiling, panel and glazed door to the living room.

## LIVING ROOM

11'9" x 11'9" (3.6 x 3.6)

Double glazed window to the front (with fitted blinds), media points, radiator, meter cupboard housing the electrical consumer unit, central chimney breast, decorative exposed brickwork with space for an electric stove, timber mantelpiece, fitted shelving to either side of the chimney breast.

## INNER LOBBY

3'1" x 2'9" (0.94 x 0.84)

Useful understairs storage cupboard, open access to the dining room.

## DINING ROOM

14'9" x 11'9" (4.50 x 3.60)

Door and staircase rising to the first floor, radiator, laminate flooring, double glazed window to the rear (with fitted blinds), central feature wall chimney breast, further internal door leading through to the kitchen.

## KITCHEN

16'8" x 7'2" (5.10 x 2.20)

Equipped with a matching range of fitted base and wall storage cupboards and drawers, with butchers block style square edge solid work surfacing with inset single sink and additional half bowl sink with pull-out spray hose mixer tap, tile splashbacks. Fitted five ring gas hob with curved extractor hood over and oven beneath, in-built dishwasher, space for fridge/freezer, wine chiller, plumbing for washing machine, two double glazed windows to the side (both with fitted roller blinds), tile flooring, plinth heater, spotlights, two glass fronted crockery cupboards, uPVC panel and double glazed exit door to outside.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Loft access point via wooden pulldown loft ladder.

## BEDROOM ONE

12'1" x 12'1" (3.70 x 3.70)

Double glazed window to the front (with fitted blinds), radiator, decorative panelling to one wall.

## BEDROOM TWO

12'5" x 9'2" (3.80 x 2.80)

Double glazed window to the rear overlooking the rear garden, radiator, useful overstairs storage space. Boiler cupboard housing the gas fired combination boiler (for central heating and hot water).

## BATHROOM

7'10" x 5'10" (2.40 x 1.80)

Three piece suite comprising "P" shaped panel bath with glass shower screen, waterfall style mixer tap and dual head mains shower over, push flush WC, oversized wash hand basin with waterfall style mixer tap and storage cabinets beneath. Granite style tiled flooring, chrome ladder towel radiator, traditional radiator, double glazed window to the rear (with fitted blinds), wall mounted bathroom cabinet, spotlights, extractor fan.

## ATTIC SPACE

11'5" x 6'6" (3.50 x 2.00)

With access via wooden pulldown loft ladder on the first floor landing. The attic space would make a useful office space or general storage with two skylight windows, eaves storage to the front and rear, spotlights, radiator.

## OUTSIDE

To the front of the property there is a front garden with decorative gravel stone chippings and patio slabs with access to the front entrance porch.

## TO THE REAR

The rear garden has an initial courtyard style patio area (ideal for alfresco dining), with an outside water tap, lighting. There is a pedestrian gate which leads towards the garage which is brick built with an electric roller door to the front. There is a pedestrian gate to the side of the garage which then leads to the main part of the garden for the property which has a pathway leading to the top of the plot, a further seating area with useful garden store and leads onto a lawned garden with decorative plum slate chippings to the boundary line housing a variety of bushes and shrubbery. There is stepped access to a raised decked area to the foot of the plot linking to a timber storage shed/bar. There are two pedestrian gates at the end of the garden leading out onto a rear parking area. However, this does not belong to the property but the current owners have written permission from the Council to use as an additional parking space. We ask that you confirm this information with your solicitor or the owners prior to completion.

## GARAGE

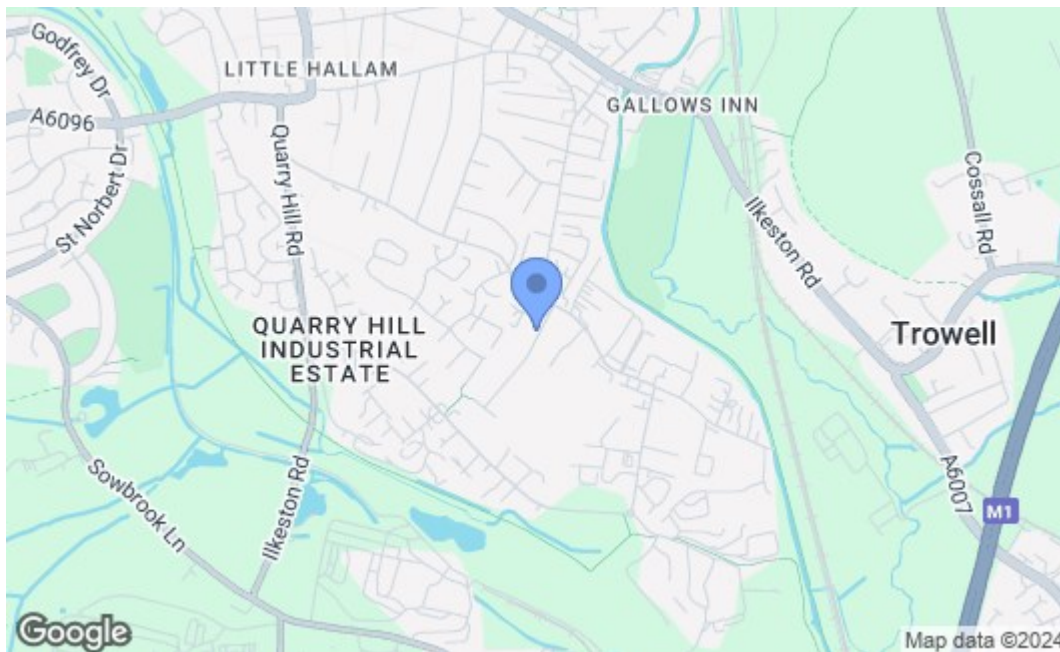
19'9" x 11'0" (6.03 x 3.36)

With electrically operated remote controlled garage door to the front, double glazed window to the side, additional window to the rear, power, lighting, storage cupboards and racking, workman's pit.

## DIRECTIONAL NOTE

Leave Stapleford and proceed through Trowell, taking the bend in the road onto Nottingham Road. Turn left after the hump back bridge onto Thurman Street, which in turn becomes Corporation Road. At the top, turn left and then first right onto Kingston Avenue and the property can be found 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			80
(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.