



Oakwell Drive
Ilkeston, Derbyshire DE7 5GL

£475,000 Freehold

A FOUR BEDROOM, TWO BATHROOM,
THREE TOILET DETACHED FAMILY HOUSE
SITUATED ON A GENEROUS OVERALL
CORNER PLOT WITH PARKING & DOUBLE
GARAGE TO THE REAR.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND SPACIOUS FOUR BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE SITUATED ON THIS GENEROUS OVERALL CORNER PLOT WITH THE BENEFIT OF PARKING AND DOUBLE GARAGE TO THE REAR.

With accommodation over two floors, the ground floor comprises spacious welcoming "L" shaped entrance hallway, bay front living room, separate dining room, kitchen, utility and WC. The first floor landing provides access to a large principal bedroom with fitted furniture and en-suite, as well as three further bedrooms and a large bathroom suite.

As previously mentioned, the property is situated on a generous overall corner plot with gardens to the front, side and rear, and the property also boasts parking and a double garage accessed from the neighbouring road, Oakwell Crescent.

The property also benefits from gas fired central heating and double glazing, as well as extremely well presented accommodation throughout.

The property is located within close proximity of the shops, services and amenities situated in the nearby town centre. There is also easy access to a variety of schooling for all ages, open countryside and great transport links to and from the surrounding areas, including Ilkeston train station which is situated only a short distance away from the property.

Due to the overall size, location and presentation, we believe the property would make an ideal long term family home and we therefore highly recommend an internal viewing.



ENTRANCE HALL

16'2" x 15'10" (4.94 x 4.84)

A composite and double glazed front entrance door with double glazed window to the side of the door, double glazed window to the side, radiator, Karndean flooring, turning staircase rising to the first floor with decorative wood spindle balustrade and useful understairs storage cupboard, alarm control panel. Doors to the living room, dining room and kitchen.

LIVING ROOM

20'8" x 16'0" (6.30 x 4.88)

Matching six window double glazed bay window to the bedroom with individually hung Roman blinds, additional double glazed window to the front with matching Roman blind, radiator, media points, Karndean flooring, feature Adam-style fire surround with granite insert and hearth housing a log effect electric fire, Georgian-style double doors then lead through to the dining room. Additional double glazed window to the side with fitted blind.

DINING ROOM

14'7" x 13'2" (4.47 x 4.03)

Walk-in double glazed box bay style window to the side with fitted Roman blinds, double glazed French doors then open out to the rear garden, radiator, Karndean flooring, Georgian-style double doors leading into the living room.

KITCHEN

13'8" x 11'4" (4.18 x 3.47)

Equipped with a matching range of fitted base and wall storage cupboards and drawers with solid granite square edge work surfaces with inset sink unit, draining board and spray hose mixer tap. Fitted four ring hob with curved extractor over and double oven beneath, integrated dishwasher, fridge/freezer, breakfast bar, decorative tile splashback, curved wall mounted storage cupboards, double glazed window to the rear with fitted blinds, spotlight lights, tiled floor. Door to utility room.

UTILITY ROOM

7'10" x 6'9" (2.39 x 2.07)

A range of base and curved wall storage cupboard (matching the kitchen) with solid granite square work surfacing incorporating single sink draining board and mixer tap. Tiled floor (matching the kitchen), radiator, double glazed window to the rear with fitted blinds, spotlights, extractor fan, panel and double glazed exit door to outside, separate alarm control panel. Door to WC.

WC

5'11" x 4'1" (1.81 x 1.25)

Two piece suite comprising hidden cistern push flush WC, wash hand basin with mixer tap with storage cabinets beneath. Double glazed window to the side with fitted Roman blind, wall mounted electrical consumer unit, chrome ladder towel radiator, tiling to the walls and floor, extractor fan.

FIRST FLOOR LANDING

Double glazed window to the side, decorative wood spindle balustrade, radiator. Doors to all four bedrooms and family bathroom. Loft access point to a partially floored and insulated loft space.

BEDROOM ONE

22'0" x 13'3" (6.73 x 4.05)

Feature six window double glazed bay window incorporating individually hung Roman blinds, making the most of the views to the front. Additional double glazed window to the front with matching fitted Roman blind, radiator, fitted wardrobes. Door to en-suite.

EN-SUITE

6'8" x 4'11" (2.05 x 1.50)

Modern white three piece suite comprising tiled and enclosed shower cubicle with mains shower, push flush WC, wash hand basin with mixer tap. Tiling to both the walls and the floor, double glazed window to the side with fitted Roman blind, extractor fan, chrome ladder towel radiator.

BEDROOM TWO

14'7" x 12'10" (4.47 x 3.93)

Walk-in double glazed box bay style window to the side with fitted Roman blinds, additional double glazed window to the rear with traditional fitted blind, radiator, TV point.

BEDROOM THREE

13'8" x 8'6" (4.19 x 2.61)

Double glazed window to the rear with fitted blinds, radiator, airing cupboard housing the hot water cylinder.

BEDROOM FOUR

9'9" x 7'4" (2.98 x 2.25)

Double glazed window to the rear with fitted blinds, radiator, TV point.

FAMILY BATHROOM

15'1" x 7'3" (4.61 x 2.23)

A four piece suite comprising shaped panel bath with mixer tap and handheld shower attachment, separate tiled and enclosed shower cubicle with dual head mains shower, glass screen/sliding door, wash hand basin with mixer tap with storage cupboards beneath, push flush WC. Tiling to the walls and floor, double glazed window to the front with fitted Roman blind, chrome ladder towel radiator, extractor fan.

OUTSIDE

To the front of the property there is a pedestrian wrought iron gate with shaped and curved block paved pathway leading to the front entrance door. The front garden offers a good proportion being enclosed by timber fencing with concrete posts and gravel boards to the boundary line offering a shaped lawn and planted borders housing a variety of well stocked bushes, shrubs and plants. From the front there is gated pedestrian access to both the left and right of the property leading through to the rear garden with a continuation of the shaped block paved pathway. To the right hand side there is an area for an ornamental pond and a further array of bushes and shrubbery. The rear garden has twin gated access from the front enclosed again by timber fencing with concrete posts and gravel boards and boundary lines and is designed for straight forward maintenance with a block paved patio area with gated access leading from the neighbouring road of Oakwell Crescent which in turn provides off-street parking and access to the detached double brick built garage. In the garden there is also external power points, lighting and water tap surrounding the building.

DETACHED DOUBLE GARAGE

Up and over door to the front, power and lighting points with vertical lighting either side of the garage door.

DIRECTIONAL NOTE

From the main Ilkeston roundabout, proceed along Derby Road in the direction of West Hallam before taking a right hand turn at the traffic junction (adjacent to the fire station) onto Oakwell Drive. The property can then be found on the right hand side.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	86

England & Wales EU Directive 2002/91/EC Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.