

**Stoppard Close  
Ilkeston, Derbyshire DE7 9JL**

**Offers In Excess Of**

£245,000

A FOUR BEDROOM, TWO BATHROOM,  
THREE TOILET DETACHED FAMILY HOUSE  
SITUATED WITHIN THIS QUIET AND  
ESTABLISHED, RESIDENTIAL CUL-DE-SAC  
LOCATION.



A FOUR BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE SITUATED WITHIN THIS QUIET AND ESTABLISHED, RESIDENTIAL CUL-DE-SAC LOCATION.

Robert Ellis are delighted to bring to the market this extremely well presented four bedroom, two bathroom, three toilet detached family house situated within this quiet and yet established residential cul-de-sac location.

With accommodation over two floors which comprises of an entrance hall, ground floor w.c., living room, dining room, conservatory and kitchen to the ground floor. The first floor landing provides access to four bedrooms, the principal bedroom with en-suite shower room and family bathroom suite.

There are CCTV monitoring stations (available at a separate cost), gas central heating, double glazing, ample off street parking, integral garage, EV charging point (available at a separate cost) and generous, enclosed garden to the rear.

As previously mentioned, the property is located within this quiet residential cul-de-sac, within easy reach of the shops, services and amenities within Ilkeston town centre, there is also easy access to a variety of schooling for all ages as well as good transport links to and from the surrounding area, including Ilkeston train station which is just a short distance away.

The property also sits on the edge of ample outside countryside access including that of the Nutbrook Trail which offers fantastic walking routes within the surrounding area.

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



## Hall

13'6" x 4'4" approx (4.12m x 1.34m approx)

UPVC panel and double glazed front entrance door, radiator, alarm control panel, laminate flooring, staircase rising to the first floor and doors leading to the living room, dining room, kitchen and w.c.

## Ground Floor w.c.

6'11" x 2'9" approx (2.12m x 0.85m approx)

Two piece suite comprising of a low flush w.c. and wash hand basin with tiled splashback, double glazed window to the front, radiator and matching to the hallway laminate flooring.

## Dining Room

12'4" x 9'2" approx (3.76m x 2.81m approx)

Double glazed box bay window to the front with individually hung fitted blinds, radiator, coving and laminate flooring.

## Kitchen

11'7" x 10'6" approx (3.54m x 3.21m approx)

The kitchen comprises of a matching range of fitted base and wall storage cupboards and drawers with granite style work surfaces incorporating counter level 1½ bowl sink unit with draining board and pull out spray hose mixer tap. Space for a cooker, plumbing for a dishwasher and washing machine, further space for under counter fridge freezer and tumble dryer. Boiler cupboard housing the gas central heating boiler, double glazed window with fitted roller blind to the rear, UPVC panel and double glazed exit door to outside, laminate flooring and plinth heater.

## Lounge

14'6" x 12'1" approx (4.44m x 3.7m approx)

Sliding double glazed patio doors to the conservatory, radiator, double glazed window to the rear, media points, laminate flooring and Adam style fire surround with granite inset and hearth housing a stone effect gas fire.

## Conservatory

14'0" x 9'10" approx (4.27m x 3.01m approx)

Brick and double glazed construction with main roof incorporating spotlights. Radiator, double glazed French doors opening out into the rear garden.

## First Floor Landing

Double glazed window to the side with fitted roman blind, decorative wood spindle balustrade, radiator, doors to bedrooms and bathroom. Airing cupboard housing hot water cylinder with storage shelving above and loft access point to the partially boarded, lit and insulated loft space via a pull down loft ladder.

## Bedroom 1

12'9" x 11'5" approx (3.9m x 3.5m approx)

Double glazed window to the rear, radiator, laminate flooring, media points and electric ceiling fan. Door to:

## En-Suite

6'6" x 5'10" approx (2m x 1.8m approx)

Three piece suite comprising walk-in tiled and enclosed shower cubicle

with dual attachment mains ran shower and glass shower screen/door, low flush w.c. and wash hand basin with mixer tap and tiled splashback. Double glazed window with fitted roller blind to the rear, ladder towel radiator and extractor fan.

## Bedroom 2

10'5" x 9'6" approx (3.2m x 2.91m approx)

Double glazed window to the rear and radiator.

## Bedroom 3

9'8" x 8'10" approx (2.95m x 2.7m approx)

Double glazed window with fitted roller blind to the rear, radiator and media point.

## Bedroom 4

8'2" x 6'4" approx (2.5m x 1.94m approx)

Double glazed window to the front and radiator.

## Bathroom

6'7" x 6'1" approx (2.01m x 1.86m approx)

Three piece suite comprising panelled bath with glass shower screen, mixer tap and shower attachment over, low flush w.c. and wash hand basin with mixer tap and tiled splashback. Wall mounted mirror fronted bathroom cabinet, double glazed window to the front, ladder towel radiator and extractor fan.

## Outside

Lowered curb entry point to a tarmac driveway providing off street parking for four/five vehicles, EV charging point (available at a separate cost), access to the front entrance door and garage. Pedestrian access then leads down the side of the property to the rear garden.

The rear garden is a good overall proportion ideal for families which is also enclosed by timber fencing and decorative brick walling to the boundary line. The garden is split into various sections with two individual patio areas, ideal for entertaining with a lawn surrounding and planted rockery with decorative plum slate chippings, flower beds and borders, also housing a variety of mature and specimen bushes and shrubbery. Within the garden there is an external lighting point, water tap and pedestrian gated access leading back round to the front. There are two garden sheds and an outside power supply.

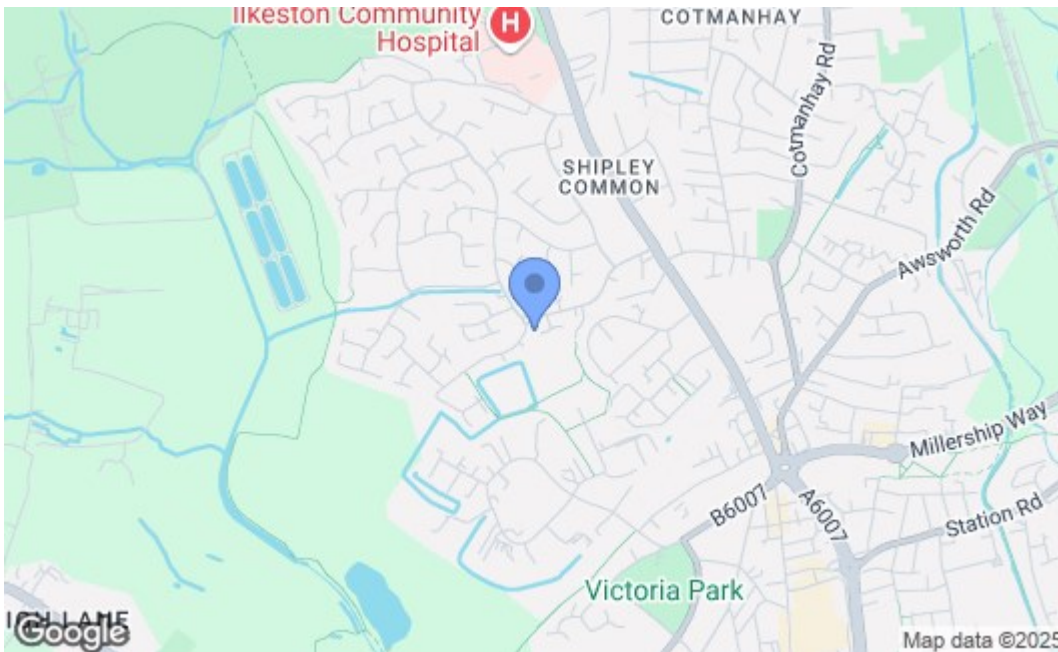
## Garage

With up and over door to the front, power and lighting points.

## Directions

From Ilkeston proceed away from the town centre along Challons Way and continue past the Aldi and Tesco roundabout in the direction of Shipley and Heanor. Continue up the hill before taking a left hand turn at the traffic junction onto Keddleston Drive. Continue along before taking a left hand turn, just prior to the mini roundabout, into the cul-de-sac of Stoppard Close. Follow the bend in the road round to the right and the property can be found straight ahead.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.