



Nottingham Road  
Ilkeston, Derbyshire DE7 5BB

**£169,950 Freehold**

A TRADITIONAL BAY FRONTED TWO  
BEDROOM SEMI DETACHED HOUSE WITH  
THE BENEFIT OF PARKING & GARAGE TO  
THE REAR.



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED TRADITIONAL BAY FRONTED TWO BEDROOM, TWO RECEPTION ROOM SEMI DETACHED HOUSE WITH THE MAJOR BENEFIT OF PARKING AND GARAGE TO THE REAR.

With accommodation over two floors, the ground floor comprises bay fronted living room, inner lobby, dining room and kitchen. The first floor landing provides access to two bedrooms and a four piece bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, double glazing, enclosed garden space with brick store, as well as parking and garage to the rear.

The property is situated within close proximity of excellent nearby transport links, including the local bus service and Ilkeston train station. There is also easy access to the shops, services and amenities located in Ilkeston town centre, as well as ample outdoor activities and countryside walks.

We believe the property will make an ideal first time buy or young family home. We highly recommend an internal viewing.



## LIVING ROOM

13'7" x 12'4" (4.16 x 3.78)

Double glazed bay window to the front with handcrafted built-in media unit and meter cupboard box. uPVC panel and double glazed front entrance door with double glazed window above the door, radiator, coving, media points.

## INNER LOBBY

2'10" x 2'9" (0.87 x 0.86)

Doors providing access to both the living room and dining room, useful understairs storage cupboard with lighting.

## DINING ROOM

12'5" x 11'8" (3.81 x 3.57)

Two double glazed windows, one to the side and one to the rear (both with fitted blinds), radiator, laminate flooring (matching the kitchen), coving, central chimney breast incorporating wall mounted remote controlled living flame effect electric fire. Opening through to the kitchen. Door leading back through to the inner lobby and linking the living room.

## INNER HALLWAY

Staircase rising to the first floor, coat pegs.

## KITCHEN

7'10" x 6'10" (2.41 x 2.10)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with roll top work surfaces incorporating single sink and draining board with mixer tap. Decorative tile splashbacks, space for cooker with extractor canopy over, plumbing for washing machine, space for under-counter fridge or freezer. Glass fronted crockery cupboards, laminate flooring (matching the dining room), coving, double glazed window to the side (with fitted roller blind), exit door to outside.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Loft access point to an insulated loft space.

## BEDROOM ONE

12'4" x 11'6" (3.78 x 3.51)

Double glazed window to the front, radiator, coving, useful overstairs storage cupboard.

## BEDROOM TWO

11'3" x 8'10" (3.45 x 2.70)

Double glazed window to the rear (with fitted blinds), radiator, wall mounted 'Baxi' gas fired central heating combination boiler for central heating and hot water purposes.

## BATHROOM

7'10" x 6'5" (2.41 x 1.98)

Four piece suite comprising multi-jet spa bath with mixer tap and handheld shower attachment, separate tiled and enclosed corner shower cubicle with mains shower, glass screen and sliding doors, wash hand basin with mixer tap with tiled splashbacks and storage cabinets beneath, push flush WC. Matching splashbacks to the bath, double glazed window to the rear, chrome ladder towel radiator.

## OUTSIDE

To the front of the property there is an enclosed front garden with brick wall to the boundary line and wrought iron pedestrian gate providing access to the front entrance door.

## TO THE REAR

The rear garden is of a good overall proportion, being enclosed by timber fencing to the boundary lines. The garden is designed for straightforward maintenance, offering a paved patio seating area (ideal for entertaining), matching footpath then provides access to the rear gate and side garage door. Within the garden there is a decorated plum slate flowerbed and a potential vegetable patch area. There is a brick store with power and lighting, as well as an external WC with the benefit of an outside water tap and lighting point.

## GARAGE

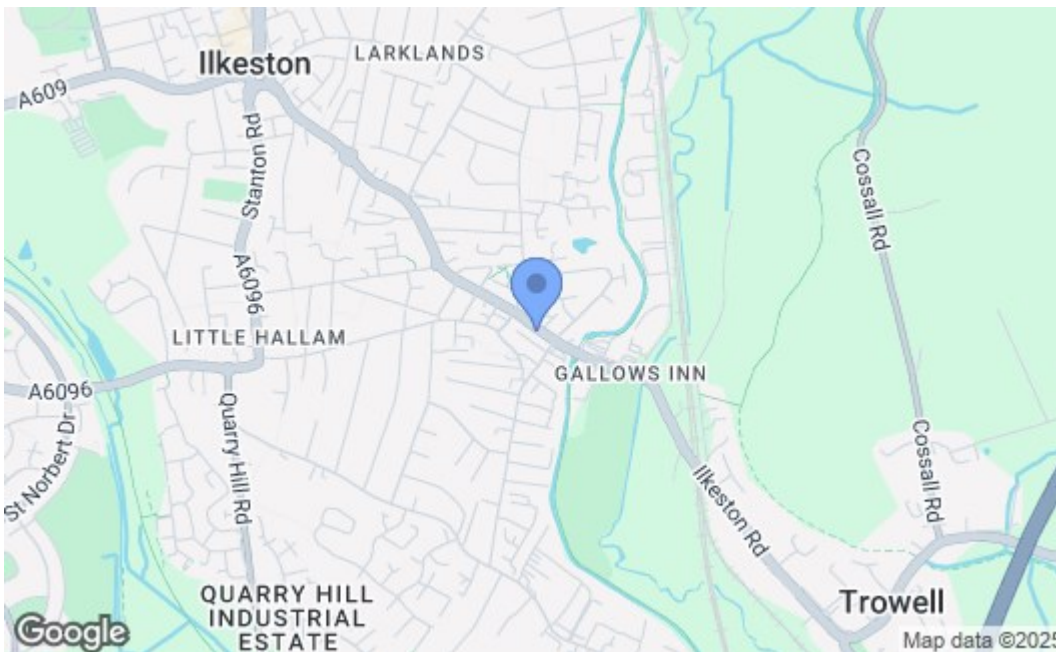
21'11" x 8'1" (6.70 x 2.48)

Garage door to the front, personal access door to the side, power and lighting points.

## DIRECTIONAL NOTE

Leave Stapleford and proceed in the direction of Trowell. Continue through Trowell and at the bend in the road veer left onto Nottingham Road, Ilkeston. The property can then be found a little further along on the left hand side, identified by our For Sale board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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.