



**Eley Close**  
**ShIPLEY View, Derbyshire DE7 9JU**

**£190,000 Freehold**

A MODERN & WELL PRESENTED TWO  
BEDROOM END TOWN HOUSE.





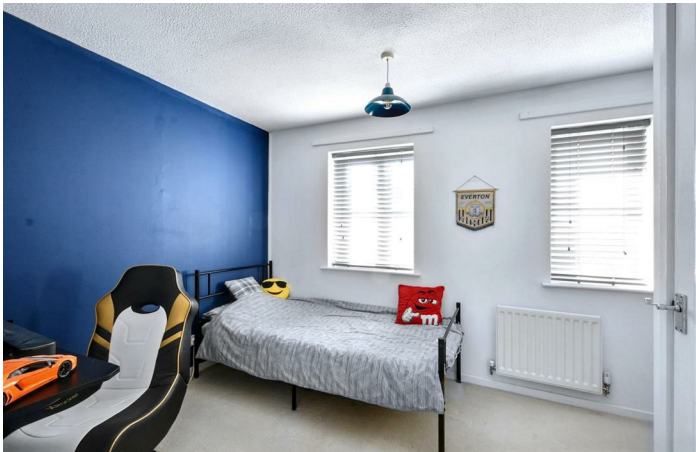
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS BRIGHT AND AIRY, WELL PRESENTED MODERN TWO BEDROOM TOWN HOUSE SITUATED AT THE HEAD OF THIS RESIDENTIAL CUL DE SAC.

With accommodation over two floors, the ground floor comprises entrance porch leading through to a spacious living room and full width dining kitchen. The first floor landing then provides access to two double bedrooms, front and rear of the house, with a central three piece bathroom suite off the landing.

The property also benefits from gas fired central heating, double glazing and off-street parking to the front. There is also a generous enclosed garden space to the rear, with views over local green land.

The property is located in this quiet, yet established modern residential cul de sac within close proximity of nearby amenities, transport links and outdoor space, such as the Nutbrook Trail and Shipley Country Park.

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



### ENTRANCE PORCH

4'7" x 3'2" (1.40 x 0.98)

Panel and double glazed front entrance door leading from the front of the building. Laminate flooring and door to living room.

### LIVING ROOM

16'0" x 12'7" (4.88 x 3.84)

Hardwood framed double glazed window to the front (with fitted blinds), radiator, useful understairs storage area/seating space, media points, wall hung programable remote controlled electric fire, staircase rising to the first floor with decorative wood spindle balustrade. Useful understairs storage closet, alarm control panel. Door to breakfast kitchen.

### DINING KITCHEN

12'7" x 8'8" (3.85 x 2.65)

Equipped with a matching range of fitted base and wall storage cupboards and drawers, with square edge work surfacing, incorporating single sink and draining board with central mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath. Plumbing for washing machine, space for full height fridge/freezer, radiator, double glazed hardwood framed window to the rear (with fitted roller blind), uPVC panel and double glazed exit door to outside, radiator, tile effect flooring, wall mounted Baxi gas fired boiler.

### FIRST FLOOR LANDING

Hardwood framed double glazed window to the side (with fitted roller blind), decorative wood spindle balustrade, loft access point, doors to both bedrooms and bathroom.

### BEDROOM ONE

12'7" x 9'4" (3.85 x 2.87)

Hardwood framed double glazed window to the rear overlooking the rear garden and green space beyond, radiator.

### BEDROOM TWO

12'8" x 8'7" (3.87 x 2.63)

Two hardwood framed double glazed windows to the front (both with fitted blinds), radiator, useful overstairs

storage closet which also doubles up as the airing cupboard with shelving.

### BATHROOM

6'3" x 6'2" (1.93 x 1.89)

Three piece suite comprising panel bath with electric shower over, low flush WC, wash hand basin with storage cabinets beneath. Display shelving, worktop space, radiator, partial tiling to the walls, wall light, extractor fan, wall mounted bathroom cabinet.

### OUTSIDE

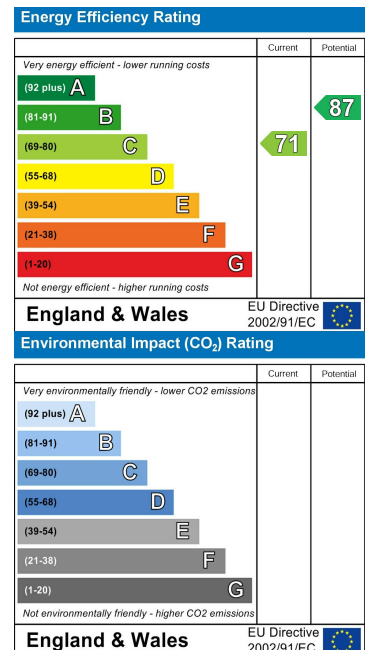
To the front of the property there is a double length tarmac driveway providing off-street parking for two/three vehicles, front garden lawn and pathway to the front entrance porch door.

### TO THE REAR

The rear garden is enclosed by timber fencing to the boundary line, has a split lawn section with pathway providing access to a timber storage shed situated at the foot of the plot. There is a good size garden patio accessed from the kitchen door (ideal for entertaining), pedestrian access leading back to the front. Within the garden, there is an external water tap and a lighting point.







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