



Field Road
Ilkeston, Derbyshire DE7 5RQ

£225,000 Freehold

A RELATIVELY MODERN THREE BEDROOM
EXTENDED MID TOWN HOUSE.



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS RELATIVELY MODERN BUILD THREE BEDROOM EXTENDED TO THE GROUND FLOOR MID TOWN HOUSE SITUATED IN THIS QUIET AND NOW ESTABLISHED RESIDENTIAL CUL DE SAC.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, spacious living room, full width kitchen, dining room extension and utility room. The first floor landing provides access to three bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating, double glazing, double driveway to the front, as well as an enclosed garden space to the rear.

The property is located in this quiet residential no-through road cul de sac within walking distance of the shops, services and amenities located in Ilkeston town centre.

There is also easy access to nearby transport links to and from the surrounding area, including Ilkeston train station and the A610 and motorway junctions.

Other amenities nearby also include schooling for all ages, healthcare services, as well as ample access to outdoor countryside.

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



ENTRANCE HALL

5'0" x 4'7" (1.53 x 1.42)

Panel composite and double glazed front entrance door, radiator, wall mounted electrical consumer unit and internal doors leading through to the living room and WC.

GROUND FLOOR WC

6'0" x 3'8" (1.83 x 1.14)

Modern white two piece suite comprising a push flush WC and wash hand basin with decorative tiled splashback. Radiator, tiled floor and Xpelair extractor fan.

LIVING ROOM

17'7" x 9'1" (5.38 x 2.77)

Georgian-style double glazed window to the front (with fitted blinds), two radiators, laminate flooring, media points, turning staircase rising to the first floor with decorative wood spindle balustrade, useful understairs storage closet.

KITCHEN

13'9" x 10'7" (4.21 x 3.23)

Equipped with a matching range of fitted base and wall storage cupboards and drawers with solid wood butcher's block square edge work surfacing and matching overhanging breakfast bar, fitted five ring gas hob with extractor over, fitted eye-level oven and combination grill, one and a half bowl sink unit with draining board and mixer tap, decorative tiled splashbacks, integral kitchen appliances. Tiled floor, radiator, spotlights.

DINING AREA

10'4" x 7'1" (3.17 x 2.16)

Double glazed French doors opening out to the rear garden, ample space for dining table and chairs, radiator, tiled floor, spotlights to the sloping ceiling, Velux roof window.

UTILITY ROOM

8'7" x 4'3" (2.63 x 1.30)

Comprising a matching range of fitted base and wall storage cupboards and drawers with solid wood butcher's block style square edge work surfacing, plumbing space underneath for washing machine and tumble dryer, wall mounted Logic gas fired combination boiler (for central heating and hot water purposes), Georgian-style double glazed window to the rear, spotlights within the sloping ceiling, extractor fan, tiled floor.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Radiator, decorative wood spindle balustrade, loft access point to a half-boarded, lit and insulated loft space.

BEDROOM ONE

13'8" x 8'5" (4.19 x 2.57)

Georgian-style double glazed window to the front (with fitted blinds), radiator, fitted double wardrobe/closet with shelving and hanging rail.

BEDROOM TWO

12'0" x 6'7" (3.66 x 2.01)

Georgian-style double glazed window to the rear (with fitted roller blind), radiator.

BEDROOM THREE

9'6" x 6'7" (2.92 x 2.03)

Georgian-style double glazed window to the rear (with fitted roller blind), radiator.

BATHROOM

6'6" x 5'6" (2.00 x 1.70)

Modern white three piece suite comprising panel bath with glass shower screen, mixer tap and mains shower over, wash hand basin with mixer tap and tiled splashback, push flush WC. Two wall mounted bathroom cabinets, radiator, extractor fan.

OUTSIDE

To the front of the property, adjacent to the building, there is a double block paved driveway space providing two parking spaces, owned by the property, pathway to the front entrance door, decorative stone chippings. Chipped bark flower border housing a variety of bushes and shrubbery.

TO THE REAR

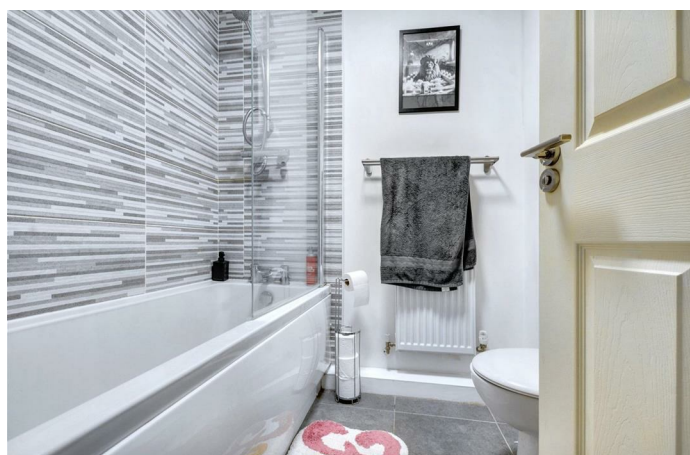
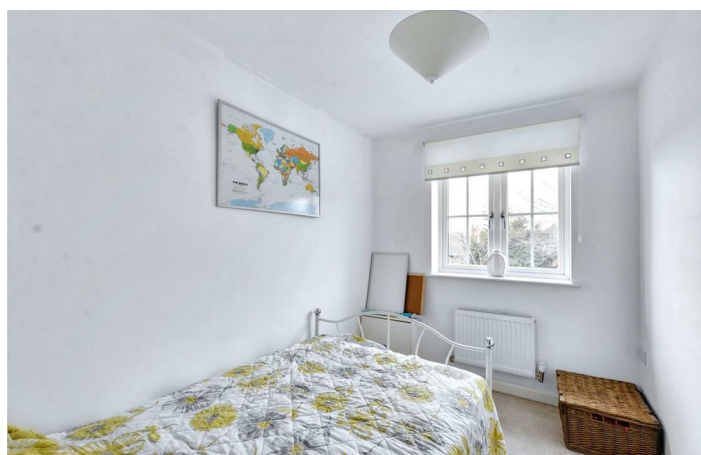
The rear garden is enclosed by timber fencing to the boundary lines being split into entertaining sections with decorative landscaping, as well as a timber storage shed situated towards the foot of the plot. Within the garden there is an external lighting point, a water tap, a power socket and rear access gate.

DIRECTIONAL NOTE

From the centre of Ilkeston, proceed along Nottingham Road heading towards both Morrisons and down towards Ilkeston, before taking a right hand turn onto Havelock Street which in turn becomes Field Road. Follow the bend in the road to the right, tucked in the bottom corner.

AGENTS NOTE

The Google Street maps is out of date and shows the area before the building work commenced to build the estate.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(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 ₂) 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.