



Comery Close
Ilkeston, Derbyshire DE7 4SD

£220,000 Freehold

A MODERN THREE BEDROOM SEMI
DETACHED HOUSE.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS RELATIVELY MODERN (NEARLY NEW) THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS NOW ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, spacious living room and full width dining kitchen. The first floor landing provides access to three bedrooms (principal bedroom with en-suite facilities) and family bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking and enclosed garden space to the rear.

The property is located in this now established residential location within close proximity of the shops, services and amenities in Ilkeston town centre. There is also easy access to open countryside routes from the edge of the estate, as well as being on the doorstep to good road and transport networks nearby, such as the A52, M1, Nottingham electric tram terminus and Ilkeston train station.

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



ENTRANCE HALL

9'10" max x 7'7" (3.01 max x 2.33)

Panel and double glazed front entrance door, radiator, laminate flooring, staircase rising to the first floor. Doors to WC and living room.

GROUND FLOOR WC

5'6" x 3'2" (1.68 x 0.98)

Modern white two piece suite comprising push flush WC and corner wash hand basin with tiled splashback and mixer tap. Double glazed window to the front, radiator.

LIVING ROOM

14'11" x 12'1" (4.55 x 3.69)

Double glazed window to the front, radiator, laminate flooring (matching the hallway), useful understairs storage cupboard, media points. Door to kitchen.

DINING KITCHEN

15'4" x 8'9" (4.68 x 2.67)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with laminate style roll top work surfacing incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine, space for full height fridge/freezer, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), laminate flooring (matching the living room), space and plumbing for dishwasher or tumble dryer. Double glazed window to the rear, ample space for dining table and chairs, double glazed French doors opening out to the rear garden.

FIRST FLOOR LANDING

Doors to three bedrooms and family bathroom. Useful storage cupboard.

BEDROOM ONE

12'1" x 9'6" (3.69 x 2.91)

Double glazed window to the front, radiator, useful overstairs storage cupboard. Door to en-suite.

EN-SUITE

6'2" x 5'3" (1.88 x 1.62)

Three piece suite comprising separate tiled and enclosed shower cubicle with mains shower, wash hand basin with mixer tap, push flush WC. Decorative tiled splashbacks, chrome ladder towel radiator, double glazed window to the front.

BEDROOM TWO

9'2" x 7'6" (2.80 x 2.29)

Double glazed window to the rear overlooking the rear garden, radiator.

BEDROOM THREE

7'4" x 6'0" (2.26 x 1.83)

Double glazed window to the rear overlooking the rear garden, radiator.

FAMILY BATHROOM

6'8" x 5'11" (2.03m x 1.80m)

Three piece suite comprising panel bath with mixer tap, wash hand basin with mixer tap, push flush WC. Tiling to dado height, radiator, extractor fan, double glazed window to the side.

OUTSIDE

To the front of the property there is a tarmac driveway providing off-street parking, with a shaped garden lawn and planted edging housing a variety of bushes to the boundary line. A pathway provides access to the front entrance door.

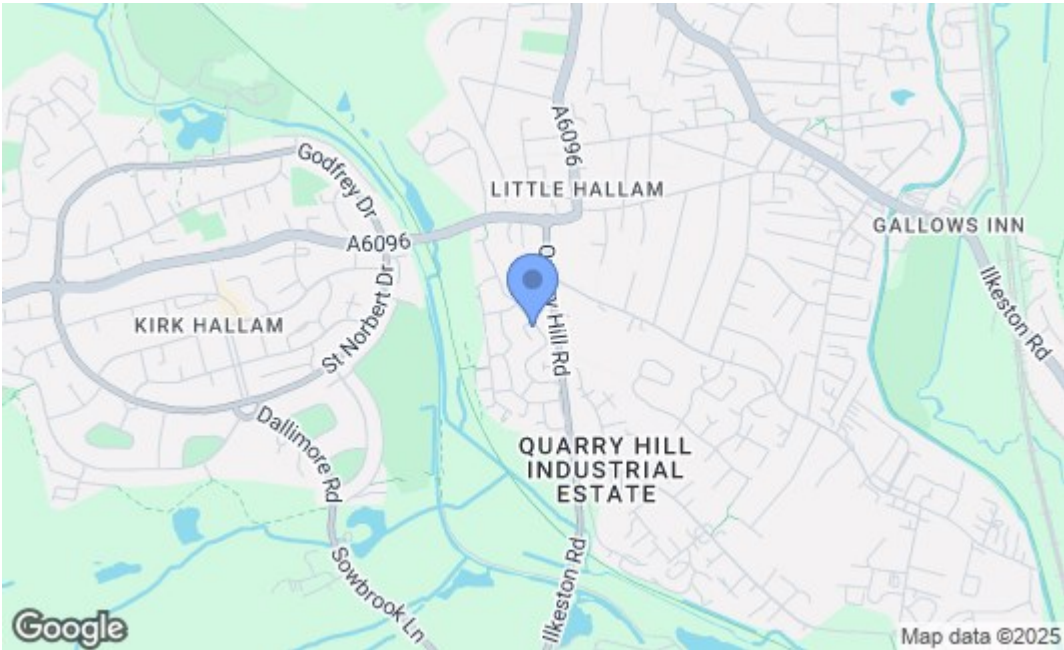
TO THE REAR

The rear garden is enclosed by brick wall and timber fencing to the boundary lines, offering a good sized paved patio seating area (ideal for entertaining), garden lawn, space for a garden shed, gate and access to the side, external water tap, lighting point.

DIRECTIONAL NOTE

From our Stapleford Branch, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At Sandiacre traffic lights, turn right onto Town Street and proceed parallel with the canal heading in the direction of Stanton by Dale. Continue onto Low's Lane, at Twelve Houses veer sharp right onto Quarry Hill Road. Take a left hand turn onto Elka Road and enter the estate. Follow the bend in the road to the left, taking an eventual right hand turn onto Slater Way. Follow the road to the left and the turning for Comery Close can be found on the left hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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.