



**Pudding Plate Close
Ilkeston, Derbyshire DE7 4SH**

£350,000 Freehold

A DOUBLE FRONTED FOUR BEDROOM
TWO BATHROOM THREE TOILET
DETACHED HOUSE SITUATED ON A
FEATURE PLOT. NO UPWARD CHAIN.



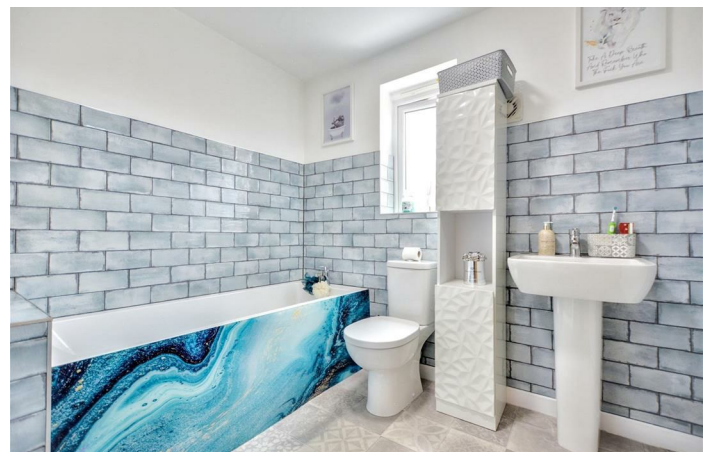
ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND LOOKED AFTER DOUBLE FRONTED FOUR BEDROOM TWO BATHROOM THREE TOILET DETACHED FAMILY HOUSE POSITIONED ON A FEATURE PLOT IN THIS SOUGHT AFTER AND WELL ESTABLISHED AND HIGHLY REGARDED RESIDENTIAL DEVELOPMENT KNOWN LOCALLY AS "ELKAS RISE". NO UPWARD CHAIN.

With accommodation over two floors, the front ground floor comprises an "L" shaped entrance hallway with staircase rising to the first floor, sitting room, living room, recently installed dining kitchen, separate utility room, and WC. The first floor landing provides access to four bedrooms (principal bedroom with en-suite facility), and family bathroom suite.

The property also benefits from gas fired central heating, double glazing, side driveway and detached garage (since converted which could be used as a home studio or garden office) with the benefit of uPVC doors to the front and the side, power and lighting.

The property is located in this popular development which offers easy access to the shopping facilities and amenities in Ilkeston town centre. There is also easy access to nearby countryside and open space, and good transport links to the surrounding area.

We believe that the property would make an ideal long term family home and would highly encourage an internal viewing to fully appreciate the effort put into the property by the current owners.



HALL

13'11" x 9'2" (4.25 x 2.81)

Composite and double glazed front entrance door, turning staircase rising to the first floor, Moduleo herring-bone flooring, radiator with display cabinet, doors to kitchen, sitting room, living room and part wall paneling.

SITTING ROOM

10'9" x 10'7" (3.29 x 3.23)

Double glazed window to the front (with fitted blind), radiator and laminate flooring. Understairs storage cupboard.

LIVING ROOM

12'7" x 10'8" (3.85 x 3.27)

Double glazed window to the front (with fitted blind), radiator, TV point, feature media wall with inset shelving and lighting, Moduleo herring-bone flooring.

KITCHEN DINER

20'1" x 9'4" (6.13 x 2.86)

The kitchen comprises a matching range of recently re-fitted wall, base and drawer units incorporating a separate central island with overhanging breakfast bar space with quartz tops incorporating a range of kitchen appliances including integrated fridge/freezer and dishwasher, induction hob and in-built eye level double oven. Feature Modulio herring-bone flooring, feature paneling to one wall, double glazed French doors opening out to the rear garden, feature vertical radiator, opening through to the utility room, double glazed window to the rear.

UTILITY ROOM

6'10" x 4'7" (2.09 x 1.42)

Equipped with a matching range of wall and base units with quartz work surfaces with space and plumbing for washing machine and tumble dryer, radiator, Moduleo herring-bone flooring, panel and double glazed door to outside and door to WC.

WC

5'11" x 3'1" (1.81 x 0.95)

Two piece suite comprising push flush WC and wash hand basin with mixer tap and tile splashback, Moduleo herring-bone flooring. Radiator and double glazed window to the side.

FIRST FLOOR LANDING

Access to all bedrooms and bathroom. Loft access point. Useful storage cupboard. Laminate flooring, double glazed window to the side and feature oak balustrade with wrought iron spindles.

BEDROOM ONE

12'2" x 10'11" (3.71 x 3.34)

Double glazed window to the rear (with fitted blinds), radiator, part wall paneling and laminate flooring.

EN-SUITE

6'4" x 5'11" (1.94 x 1.81)

White three piece suite comprising shower cubicle with electric shower, push flush WC and wash hand basin with tile splashback and mixer tap. Fitted effect flooring, double glazed window, extractor fan, radiator, mirror fronted bathroom cabinet.

BEDROOM TWO

11'10" x 10'7" (3.63 x 3.25)

Double glazed window (with fitted blind), radiator, laminate flooring.

BEDROOM THREE

10'7" x 8'11" (3.24 x 2.73)

Double glazed window (with fitted blind), radiator and laminate flooring.

BEDROOM FOUR

8'10" x 7'9" (2.71 x 2.37)

Double glazed window (with fitted blind), radiator and laminate flooring. The freestanding wardrobes could be included within the sale (if required).

BATHROOM

8'2" x 7'1" (2.49 x 2.17)

Three piece suite comprising bath, push flush WC and wash hand basin with mixer tap. Partial wall tiling, radiator and double glazed window to the rear.

OUTSIDE

To the front of the property there is a central paved pathway providing access to the front entrance door, with feature decorative ceramic tiles and access to the side driveway which leads down the left hand side of the property providing off-street parking for two/three vehicles, which in turn provides access to the converted garage and pedestrian gated access into the rear garden. Covered feature porch.

REAR GARDEN

Approximately 8m x 8m being predominantly walled-in with a good size paved patio area (ideal for entertaining) leading onto a high quality artificial lawn. Within the garden there is an external mixer tap providing hot and cold water feed, external lighting point, access to the converted garage via a uPVC door to the side and gated access back to the driveway.

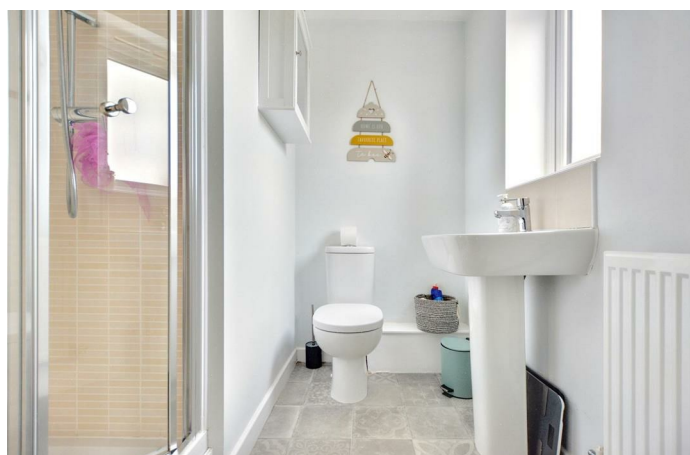
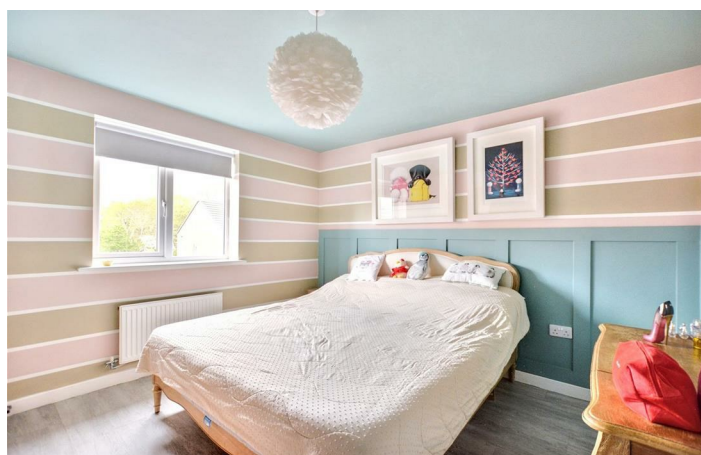
DETACHED CONVERTED GARAGE

18'0" x 9'10" (5.5 x 3.00)

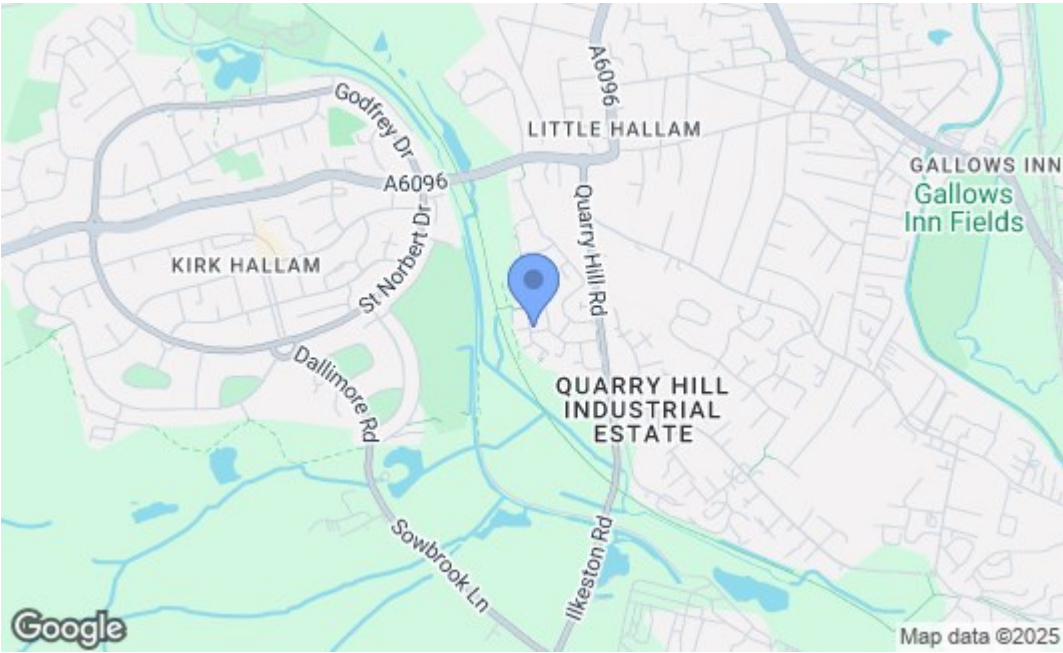
Originally the detached garage to the property which has since been converted and could be used as a home office or other uses (if required), with uPVC double glazed window and door to the front (replacing the existing garage door), uPVC window and double glazed door to the side, power and lighting points, plastered walls and decorated throughout. There is also loft space to the garage.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, continue onto Pasture Road and proceed in the direction of Trowell. Look for and take an eventual left hand turn onto Moorbridge Lane and cross the bridge onto Stanton Gate. At the end of the road, take a right hand turn onto Lows Lane. Proceed into New Stanton and follow the bend in the road around to the right onto Quarry Hill Road. Look for and take an eventual left hand turn after the hump back bridge onto Elka Road and follow the bend in the road around to the left. Take a left turn onto Pudding Plate Close and the property can be found straight ahead.



Robert Ellis
ESTATE AGENTS



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (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.