



**Queens Avenue  
Ilkeston, Derbyshire DE7 4DJ**

**Offers Over £240,000 Freehold**

A SPACIOUS & VERSATILE THREE  
BEDROOM SEMI DETACHED HOUSE WITH  
GENEROUS FRONTAGE & INTEGRAL  
GARAGE.





ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS WELL PRESENTED SPACIOUS AND VERSATILE THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance lobby leading through to an inner hallway providing access to a spacious family/sitting room, fitted kitchen, traditional entrance hallway with staircase rising to the first floor, lounge and dining area. The first floor landing then provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, double glazing, ample off-street parking, integral garage, as well as a generous garden space to the rear.

The current owners have significantly improved the garden space to the rear, as well as replacing all first floor windows and fitting new doors to the property.

From the first floor, there are fantastic far reaching views over towards Trowell, Cossall and beyond. The property sits favourably within close proximity of a local schools, the shops services, and amenities in Ilkeston town centre, as well as ample outdoor countryside access.

There is also easy access to nearby transport links and amenities to and from the surrounding area, including 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 LOBBY

4'9" x 5'0" (1.46 x 1.53)

Composite and double glazed front entrance door, LED spotlight, dado rail. Doors leading through to the inner hallway and kitchen.

### INNER HALLWAY

12'1" x 4'10" (3.69 x 1.48)

Personal access door to the garage. Opening through to the family/sitting room.

### FAMILY/SITTING ROOM

15'6" x 12'2" (4.73 x 3.72)

Double glazed window to the rear (with fitted roller blinds), radiator, uPVC panel and double glazed exit door to the rear garden patio.

### KITCHEN

13'6" x 10'0" (4.12 x 3.07)

A matching range of fitted base and wall storage cupboards and drawers with granite style roll top work surfaces incorporating single sink and draining board with central pull-out spray hose mixer tap. Fitted four ring hob with extractor over and oven beneath, plumbing for washing machine and space for further under-counter kitchen appliance, plinth heater, double glazed windows to both the front (with fitted roller blind) and side, decorative tiled splashbacks, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes, useful understairs storage space with double power socket incorporating USB charging point, understairs storage closet.

### ENTRANCE HALL

5'8" x 4'5" (1.75 x 1.35)

uPVC panel and double glazed front entrance door, radiator, staircase rising to the first floor. Doors leading through to the lounge and kitchen.

### LOUNGE

14'11" x 10'8" (4.57 x 3.27)

Radiator, decorative coving, media points, central chimney breast incorporating open space for fireplace with tiled hearth. Archway leading through to the dining area.

### DINING AREA

14'10" x 6'8" (4.53 x 2.04)

Sliding double glazed patio doors, opening out to the rear garden patio, double glazed window to the rear, coving.

### FIRST FLOOR LANDING

Double glazed window to the side, decorative wood spindle balustrade, loft access point to an insulated loft space. Doors to all bedrooms and bathroom.

### BEDROOM ONE

10'5" x 10'2" (3.19 x 3.10)

Double glazed window to the front with far reaching views over towards open countryside, radiator.

### BEDROOM TWO

8'4" x 8'1" (2.55 x 2.47)

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

### BEDROOM THREE

8'3" x 6'7" (2.53 x 2.02)

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

### BATHROOM

8'2" x 6'1" (2.50 x 1.86)

Modern white three piece suite comprising panel bath with central mixer tap and handheld shower attachment, wash hand basin with mixer tap, push flush WC. Decorative tiling to the walls, chrome ladder towel radiator, double glazed window to the front (with fitted blinds), extractor fan, fitted shelving.

### OUTSIDE

To the front of the property there is a lowered kerb entry point providing access to a shaped driveway providing off-street parking comfortably for two vehicles, planted bushes and shrubbery set within a curved decorative brick wall to the boundary line, access to the garage, as well as two doors leading in the property itself. External water tap.

### TO THE REAR

The rear garden is an area which has been significantly improved by the current owners, incorporating various sections including a lower patio entertaining space with steps leading up to a spacious porcelain slab entertaining patio area with decorative stones surrounding, enclosed by timber fencing to all boundary lines. There is a picket style fence, shaped lawn, as well as raised timber sleepers incorporating both decorative stone and chipped bark, lighting points. To the foot of the plot there is a timber storage shed, as well as a useful external brick store.

### GARAGE

16'11" x 10'5" (5.17 x 3.20)

Traditional up and over door to the front, power and lighting points.

### DIRECTIONS

Upon leaving Ilkeston centre, drop down Nottingham Road, before taking an eventual right hand turn onto Thurman Street. Continue along until it becomes Corporation Road and take a right hand turn. At the "T" junction, take a left turn onto Queens Avenue and the property can be found up the hill on the right hand side, identified by our For Sale board.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 <sub>2</sub> ) Rating		
	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		
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.