



Queens Avenue  
Ilkeston, Derbyshire DE7 4DL

AN EXTREMELY WELL PRESENTED 1950'S  
THREE BEDROOM SEMI DETACHED  
HOUSE.

**£245,000 Freehold**





ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED BRIGHT & AIRY MID 1950'S THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall with turning staircase rising to the first floor, spacious through lounge/diner and kitchen with useful pantry space. The first floor landing then provides access to three bedrooms and a modern family bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, detached garage with power and lighting, as well as well maintained front and rear gardens. There is also acoustic and insulated plaster boarding throughout the property to improve energy efficiency.

The property is located in this popular and established residential location within close proximity of excellent nearby shopping facilities, schooling for all ages, transport links and open countryside.

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

The property is in a ready to move into condition and we highly recommend an internal viewing.



## ENTRANCE HALL

13'9" x 6'0" (4.20 x 1.83)

uPVC panel and double glazed front entrance door, double glazed window to the side, turning staircase rising to the first floor, radiator, laminate flooring, LED spotlights, panel and glazed Georgian-style door leading to the kitchen.

## KITCHEN

11'8" x 9'5" (3.57 x 2.88)

The kitchen comprises a matching range of fitted base and wall storage cupboards with butcher's block style square edge work surfacing, incorporating central double Belfast sink unit with central pull-out spray hose mixer tap. Fitted five ring gas hob with extractor over and oven beneath, integrated fridge/freezer, dishwasher and washing machine. Double glazed window to the rear overlooking the rear garden (with fitted roller blind), panel and double glazed door to outside, radiator, wall panelling, useful understairs pantry cupboard with a double glazed window to the side, shelving and a lighting point. From the kitchen, there is a sliding space-saving door which opens to the through lounge/diner.

## THROUGH LOUNGE/DINER

26'9" x 12'2" (8.17 x 3.71)

Dual aspect room with double glazed box bay window to the front (with fitted blinds), radiator, double glazed French doors which open out to the rear garden patio, additional radiator in the dining area, ample space for dining table and chairs, media points.

## FIRST FLOOR LANDING

Double glazed windows to the side, doors to all bedrooms and bathroom, loft access point to a partially boarded, lit and insulated loft space.

## BEDROOM ONE

12'3" x 11'10" (3.74 x 3.61)

Double glazed window to the front with fantastic far reaching countryside views, radiator.

## BEDROOM TWO

12'2" x 11'6" (3.73 x 3.51)

Double glazed window to the rear overlooking the rear garden, radiator, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

## BEDROOM THREE

8'9" x 6'2" (2.67 x 1.88)

Double glazed window to the front (with fitted Roman blind), radiator.

## BATHROOM

8'8" x 6'0" (2.66 x 1.85)

Re-fitted in October 2022 comprising modern three piece suite of panel bath with glass shower screen, mixer tap and dual attachment mains shower over, wash hand basin with central mixer tap and double storage cabinet beneath, push flush WC. Tiling to the walls, double glazed window to the rear, chrome ladder towel radiator, spotlights, extractor fan, storage cupboard.

## OUTSIDE

To the front of the property there is a lowered kerb entry point leading to a driveway which runs down the right hand side of the property providing off-street parking. There is a front garden lawn, raised and planted flowerbeds housing a variety of plants and shrubbery, access beyond the driveway into the rear garden. Hot and cold water feed, three outside power outlets, three lots of security lighting.

## TO THE REAR

The rear garden is of a good proportion, enjoying fantastic afternoon sunlight. The garden is split into various sections with an initial lower patio area (ideal for entertaining), this then leads onto a lawn section with raised and planted sleeper flowerbeds housing a variety of plants, bushes and shrubs. There is access to a top level patio which offers further entertaining space being enclosed by a decorative brick wall to the boundary line. The driveway continues down the side of the property which in turn leads to a detached garage.

## DETACHED GARAGE

Up and over door to the front, power and lighting.

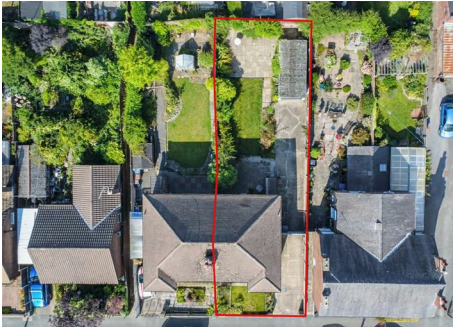
## DIRECTIONS

From Ilkeston centre, continue along Lower Stanton Road before taking an eventual left hand turn onto Little Hallam Lane, continue along before taking an eventual right hand turn onto Queens Avenue. The property can be found a little way along on the right hand side, identified by our For Sale board.





Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 86        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 70      |           |
| (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 <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.