



Jessie Lane
Ilkeston, Derbyshire DE7 8HH

£525,000 Freehold

A 2018 CONSTRUCTED TWO STOREY
FOUR BEDROOM DETACHED CHALET-
STYLE HOUSE SITUATED DOWN A PRIVATE
ROAD.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS INTERESTING AND RARE OPPORTUNITY TO PURCHASE A 2018 CONSTRUCTED FOUR BEDROOM CHALET-STYLE DETACHED HOUSE SITUATED DOWN A PRIVATE LANE.

This spacious and adaptable property is ready for immediate occupation and is finished to a very high specification, including a fully fitted dining kitchen with granite work surfacing and bi-fold doors opening out to the rear garden. The property also benefits from gas fired central heating combined with underfloor heating to the ground floor, with a total of three bathroom facilities throughout the property.

The property is tucked away from the hustle and bustle of everyday life yet remains conveniently situated just off Heanor Road on the outskirts of Ilkeston, located close to Shipley Park.

The property is situated on a generous, enclosed level lying plot with forecourt parking, garaging and generous gardens to the front, side and rear.

The accommodation comprises a welcoming entrance hallway with staircase rising to the first floor, ground floor shower room/WC, spacious living room, cloaks cupboard, dining kitchen, utility area, principal bedroom, en-suite and second bedroom/dining room to the ground floor. The first floor landing then provides access to two further bedrooms and a bathroom facility.

The property has the benefit of the remaining years on it's new build warranty and would suit a variety of different buying types due the flexibility of the accommodation on offer.

Due to this rare opportunity, we would highly encourage an internal viewing to fully appreciate the property as a whole.



ENTRANCE HALL

22'1" x 20'3" (6.74 x 6.18)

Feature double glazed composite front entrance door with double glazed windows to either side of the door, feature oak trim staircase to the first floor with decorative oak balustrade, spotlights, tiled floor with underfloor heating, double glazed window (with fitted blinds) to the front and doors to all ground floor rooms.

GROUND FLOOR SHOWER ROOM/WC

7'3" x 3'3" (2.21 x 1.00)

Comprising push flush WC, shower cubicle with dual head mains shower attachments and glass screen, wash hand basin with mixer tap and storage cabinets beneath. Underfloor heating, spotlights, extractor fan.

CLOAKROOM

5'10" x 4'4" (1.80 x 1.34)

Spotlights, tiled floor making a useful storage space.

LOUNGE

17'8" x 12'11" (5.39 x 3.95)

Double glazed windows to the side and rear (with fitted blinds), double glazed French doors opening out to the rear garden, spotlights, media points, Adam-style fire surround incorporating a pebble effect electric fire.

DINING KITCHEN

18'9" x 15'4" (5.72 x 4.69)

This superbly appointed fitted kitchen comprises a matching comprehensive range of Shaker-style wall, base and drawer units with contrasting granite work surfacing, with inset one and a half bowl sink unit with drainer and spray hose mixer tap. Central island unit/breakfast bar, with base storage cupboards and further granite top. Inset induction hob with stylish extractor hood over, twin electric fan ovens, integrated dishwasher, double glazed windows to the front and side elevations (with fitted blinds), double glazed single door opening out to the rear garden, further double glazed bi-fold doors also opening out to the rear garden. Porcelain tiled floor with underfloor heating, space for an American-style fridge/freezer, further door to the utility room.

UTILITY ROOM

7'6" x 4'5" (2.29 x 1.35)

Further fitted units, work surfacing, space and plumbing for the washing machine, tiled floor, spotlights.

PRINCIPAL BEDROOM

12'11" x 10'5" (3.95 x 3.19)

Double glazed windows to the rear (with fitted blinds), spotlights, TV point, range of fitted wardrobes, door to en-suite.

EN-SUITE

7'3" x 5'6" (2.21 x 1.69)

Three piece suite comprising wash hand basin with mixer tap and storage cabinets beneath, push flush WC, shower cubicle with dual head mains attachment shower, double glazed window to the rear, LED lit bathroom mirror.

BEDROOM TWO/DINING ROOM

12'11" x 10'9" (3.95 x 3.29)

Double glazed window to the front (with fitted blinds), underfloor heating, TV point.

FIRST FLOOR LANDING

Velux skylight, doors to bedrooms three and four, and first floor bathroom, radiator, spotlights, decorative wood spindle balustrade continued from the ground floor.

BEDROOM THREE

17'11" x 12'11" (5.47 x 3.95)

Double glazed dormer window to the front (with fitted blind), radiator, spotlights, fitted wardrobes.

BEDROOM FOUR

17'11" x 12'11" (5.47 x 3.95)

Double glazed dormer window to the front (with fitted blinds), radiator, fitted wardrobes, eaves access.

FIRST FLOOR BATHROOM

7'3" x 7'1" (2.21 x 2.16)

Three piece suite comprising "P" shaped shower/bath with dual attachment mains shower and waterfall-style mixer tap, shower and screen, wash hand basin, push flush WC. Spotlights, extractor fan, Velux double glazed window. Chrome ladder towel radiator, tiling to the walls.

OUTSIDE

The property is situated on a generous overall plot which is walled-in to the front with wrought iron pedestrian gate and wrought iron vehicle gates leading to ample parking finished with block paving which leads to the garage. There is a section laid to lawn and gated access to each side of the building leading to the rear garden which offers an expansive and attractive patio area which continues to the rear elevation with a large lawn, composite decking with pagoda, outside water tap, lighting and power facilities, personal access door into the garage, dual side access gates leading to the front, pathway providing access to a summerhouse with decked veranda. Potting shed and timber storage shed.

SUMMERHOUSE

9'2" x 7'3" (2.80 x 2.22)

Feature decked veranda, power and lighting.

GARAGE

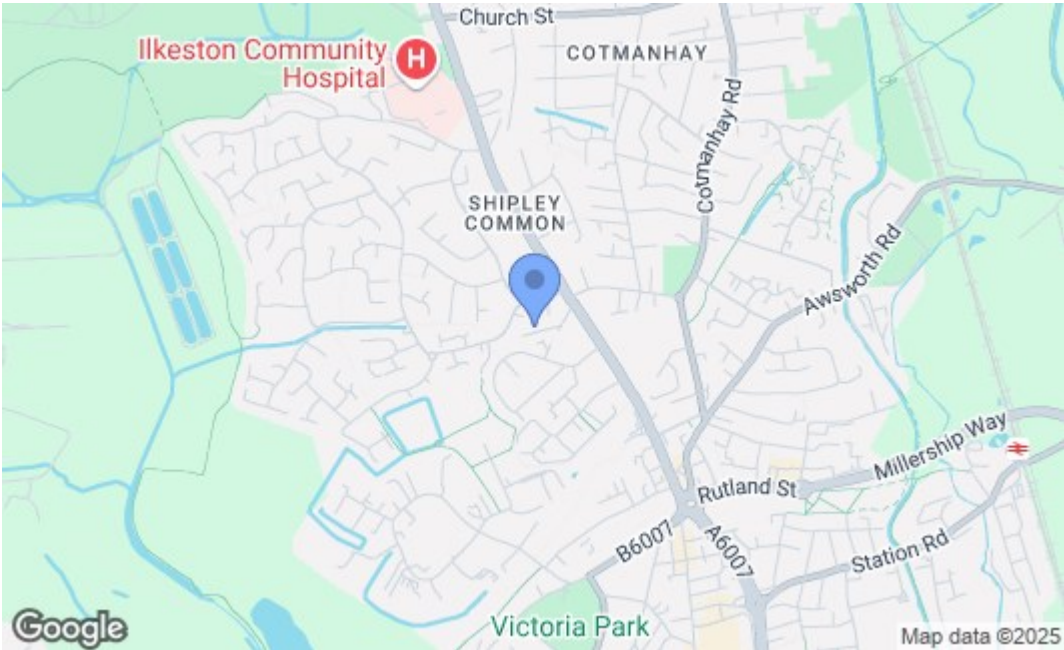
19'2" x 13'1" (5.86 x 4.00)

Electrically operated roller garage door to the front, courtesy door to the rear, room for a car, utility space with washing machine whilst also housing the boiler and water tank.

DIRECTIONS

From Nottingham proceed towards Ilkeston along Nottingham Road and at the large roundabout at the top of Ilkeston, follow the A6007 Chalons Way towards Heanor. At the next island, continue straight over following the A6007. At the next island (with the Stanton wagon) adjacent to Aldi and Tesco, take the second exit, again following the A6007 towards Heanor and Shipley. With Granby Junior School on the right, take a left hand turn along the private road before finding the signpost for Jessie Lane. Follow the bend in the road to the right and the property can be found on the right hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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.