



**Slater Way  
Ilkeston, Derbyshire DE7 4SN**

**£259,995 Freehold**

A NEARLY NEW, MODERN THREE  
BEDROOM, TWO BATHROOM, THREE  
TOILET SEMI DETACHED HOUSE SITUATED  
IN THIS POPULAR & ESTABLISHED  
RESIDENTIAL LOCATION.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET "THE CHESTER" THIS NEARLY NEW, MODERN THREE BEDROOM, TWO BATHROOM, THREE TOILET SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hallway with useful understairs storage cupboard, ground floor WC, kitchen diner to the front and living room to the rear. The first floor landing provides access to three bedrooms (principal bedroom with en-suite facilities) and family bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking leading down the left hand side of the property, and generous garden space to the rear.

The property is located in this now established modern residential location within close proximity of the town centre amenities, whilst being on the doorstep to the Nutbrook Trail and open countryside, a variety of schooling for all ages, as well as various transport links to and from the area, including Ilkeston train station, motorway junctions and A roads.

The property is situated almost directly in between Nottingham and Derby, making an ideal commuter location and with other benefits such as being within it's NHBC warranty, the property offers piece of mind for first time buyers or young families alike.

We highly recommend an internal viewing.



## ENTRANCE HALL

16'2" x 6'7" (4.94 x 2.03)

Panel and double glazed front entrance door, turning staircase rising to the first floor with decorative wood spindle balustrade and useful downstairs storage cupboard, decorative panelling to dado height, radiator, with display cabinet. Doors to the kitchen, living room and ground floor WC.

## WC

5'7" x 3'1" (1.72 x 0.95)

Modern white two piece suite comprising push flush WC, wash hand basin with mixer tap and tiled splashbacks. Panelling to dado height, double glazed window to the front, wall mounted electrical consumer box, wall mounted mirror fronted bathroom cabinet.

## KITCHEN

11'8" x 9'7" (3.57 x 2.93)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with laminate style roll top work surfaces 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, integrated dishwasher, plumbing and space for washing machine, space for full height fridge/freezer, boiler cabinet housing the gas fired combination boiler for central heating and hot water purposes, ample space for dining table and chairs, radiator, double glazed window to the front (with fitted blinds).

## LIVING ROOM

16'7" x 14'6" (5.07 x 4.44)

Double glazed window to the rear, uPVC panel and double glazed French doors leading out to the rear garden, radiator, laminate flooring, media points, central chimney breast incorporating cabinets to either side, fixed shelving.

## FIRST FLOOR LANDING

Decorative wood spindle balustrade, decorative panelling to dado height, useful storage cupboard, loft access point via wooden pull-down loft ladders to a boarded, lit and insulated loft space.

## BEDROOM ONE

13'10" x 9'7" (4.24 x 2.94)

Double glazed window to the rear overlooking the rear garden, radiator, fitted mirror fronted sliding door double wardrobe with shelving and hanging space, central electric ceiling fan. Door to en-suite.

## EN-SUITE

5'7" x 4'9" (1.71 x 1.47)

Modern white three piece suite comprising tiled and enclosed shower cubicle with glass screen and folding door with mains shower, wash hand basin with mixer tap, push flush WC. Decorative tiling to the walls, wall mounted mirror fronted bathroom cabinet, radiator, extractor fan.

## BEDROOM TWO

10'4" x 9'7" (3.17 x 2.94)

Double glazed window to the front, radiator.

## BEDROOM THREE

10'8" x 6'6" (3.27 x 2.00)

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

## BATHROOM

6'8" x 5'6" (2.04 x 1.68)

Modern white three piece suite comprising panel bath with glass screen, mixer tap and 'Mira' electric shower over, wash hand basin with mixer tap, push flush WC. Decorative tiling to the walls, extractor fan, radiator, wall mounted mirror fronted bathroom cabinet, double glazed window to the front.

## OUTSIDE

To the front of the property there is a low maintenance gravel front garden with pathway providing access to the front entrance door, tarmac driveway leading down the left hand side of the property providing off-street parking comfortably for two vehicles.

## TO THE REAR

The rear garden benefits from being in a private, non-overlooked position, with feature rock retaining wall to the rear and the rest of the garden being enclosed by timber fencing to the boundary lines. The garden has been designed with low maintenance in mind, incorporating a high quality "L" shaped artificial lawn and two decked entertaining spaces. In the back left corner of the plot there is a timber summerhouse with the benefit of power, lighting, double doors and windows to the front and side. There is an external water tap within the garden, as well as lighting points.

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the Sandiacre traffic lights, turn right onto Town Street and proceed parallel with the canal heading in the direction of Stanton by Dale. Continue along Lows Lane and upon reaching Twelve Houses following the bend in the road to Quarry Hill. Take an eventual left hand turn onto Elka Road. Follow the roads until taking an eventual right hand turn onto Slater Way. The property can be found after the bend on the right hand side, identified by our For Sale board.

## AGENTS NOTE

The property, along with the whole of the estate, comes with an annual service charge of approximately £110 per year. We ask that you confirm this information with your Solicitor prior to completion.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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 <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.