



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

£320,000 Freehold

A 2022 CONSTRUCTED THREE STOREY
FOUR BEDROOM SEMI DETACHED HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS 2022 PERSIMMON HOMES CONSTRUCTED FOUR BEDROOM, THREE BATHROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND NOW ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over three floors comprising entrance hallway, bedroom, en-suite and two separate study areas on the ground floor. The first floor landing then provides access to a fantastic open plan living dining kitchen space spanning the full width of the first floor with access onto the rear garden space. A further staircase rises to the top floor where three further bedrooms, another en-suite and family bathroom can be found.

The property also benefits from gas fired central heating from combination boiler, double glazing throughout, double driveway to the front and an enclosed garden space to the rear.

The property is located in this now well established and popular residential location within close proximity of nearby day to day amenities in Ilkeston town centre. There is also easy access to good transport links to and from the surrounding area, including that of Ilkeston train station, as well as being on the doorstep to ample outdoor countryside.

This ready to move into property will certainly suit that of a growing or larger family. We highly recommend an internal viewing.



ENTRANCE HALL

15'8" x 7'10" (4.79 x 2.39)

Panel and double glazed front entrance door, double glazed windows to both the front and side (with fitted blinds), vertical radiator, turning staircase rising to the first floor with decorative panelling and wood spindle balustrade, door to ground floor bedroom and access to both ground floor study areas.

GROUND FLOOR BEDROOM

14'11" x 9'5" (4.55 x 2.88)

Double glazed window to the front (with fitted blinds), radiator, decorative panelling to either side, door to en-suite.

EN-SUITE

8'4" x 4'5" (2.56 x 1.36)

Three piece suite comprising walk-in tiled shower cubicle with glass screen and mains shower, wash hand basin with mixer tap, push flush WC. Tiling to dado height, radiator, spotlights and extractor fan.

OFFICE/STUDY TWO

7'5" x 4'4" (2.27 x 1.34)

Accessed via the rear part of the ground floor entrance hall. Useful understairs study space with opening through to the second study area and utility to the rear of the ground floor.

UTILITY ROOM/OFFICE

16'4" x 7'3" (5.00 x 2.22)

Spotlights, vertical radiator, ample power points, separate utility area with built-in storage space housing washing machine and tumble dryer.

FIRST FLOOR LANDING

Decorative wood spindle balustrade, decorative panelling and further staircase rising to the top floor. Double glazed window to the front, door to the living area.

OPEN PLAN LIVING DINING SPACE

28'5" max x 16'11" max (8.67 max x 5.18 max)

Two double glazed windows to the front (with fitted blinds), additional double glazed window to the side (with fitted blinds), radiator, chimney breast incorporating space for wall hung TV and open fireplace beneath, decorative panelling to the wall, as well as open access to the dining area where there is ample space for dining table and chairs, further open access into the kitchen space beyond.

KITCHEN AREA

8'4" x 8'1" (2.55 x 2.48)

The kitchen comprises a matching range of fitted base and wall storage cabinets and drawers, quartz solid work surfaces incorporating shaped one and half bowl sink unit with draining board and central swan-neck mixer tap, fitted four ring gas hob with extractor over and double oven beneath, integrated appliances including fridge/freezer and dishwasher, boiler cabinet housing the gas fired combination boiler for central heating and hot water purposes, spotlights, double glazed window to the rear (with fitted Roman blinds), further central island unit with matching quartz work surfaces, in-built wine rack and overhanging breakfast bar with space for 2/3 bar stools, double glazed French doors (with inset fitted blinds) opens out into the rear garden.

SECOND FLOOR LANDING

Continuation of the decorative wood spindle balustrade leading from the staircase on the ground and first floor, doors to all bedrooms and bathroom, useful storage cupboard.

BEDROOM ONE

12'6" x 10'2" (3.83 x 3.12)

Double glazed window to the front (with fitted blinds), radiator, range of mirror-fronted sliding door fitted wardrobes.

EN-SUITE

10'3" x 3'10" (3.13 x 1.18)

Three piece suite comprising walk-in shower cubicle with glass screen and mains shower, wash hand basin with mixer tap, push flush WC. Tiling to dado height, ladder-style towel radiator, spotlights, extractor fan, fixed wall mounted shelving.

BEDROOM TWO

11'8" x 9'3" (3.57 x 2.83)

Double glazed window (with fitted blinds), radiator, part-panelling to one wall.

BEDROOM THREE

8'4" x 7'6" (2.55 x 2.31)

Double glazed window (with fitted blinds), radiator.

FAMILY BATHROOM

8'9" x 6'5" (2.69 x 1.98)

Three piece suite comprising panel bath with mixer tap, push flush WC, wash hand basin with mixer tap. Partial tiling to the walls, radiator, double glazed frosted window (with fitted blinds), spotlights, extractor fan.

OUTSIDE

To the front of the property there is a double width block paved driveway providing off-street parking comfortably for two cars, paved pathway providing access to the front entrance door and leading down the left hand side of the property to the rear.

TO THE REAR

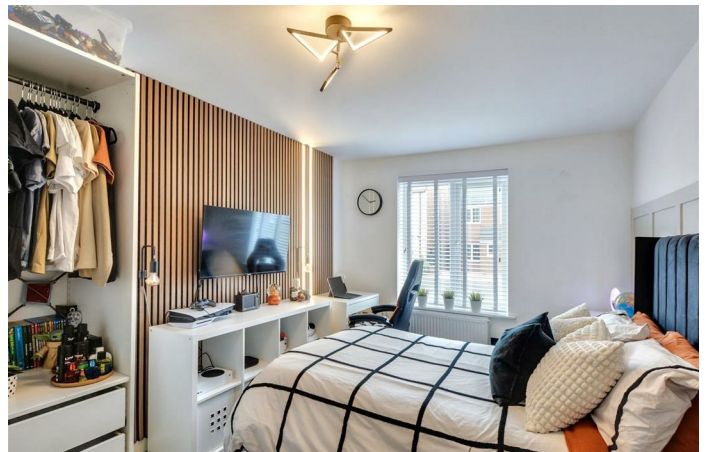
The rear garden is enclosed by decorative panel fencing with raised sleeper flowerbeds housing a variety of bushes and shrubbery, two separate paved patio seating areas (ideal for entertaining) with a shaped curved lawn separating the two. To the right hand side there is space for a garden shed. There is an external water tap and lighting point.

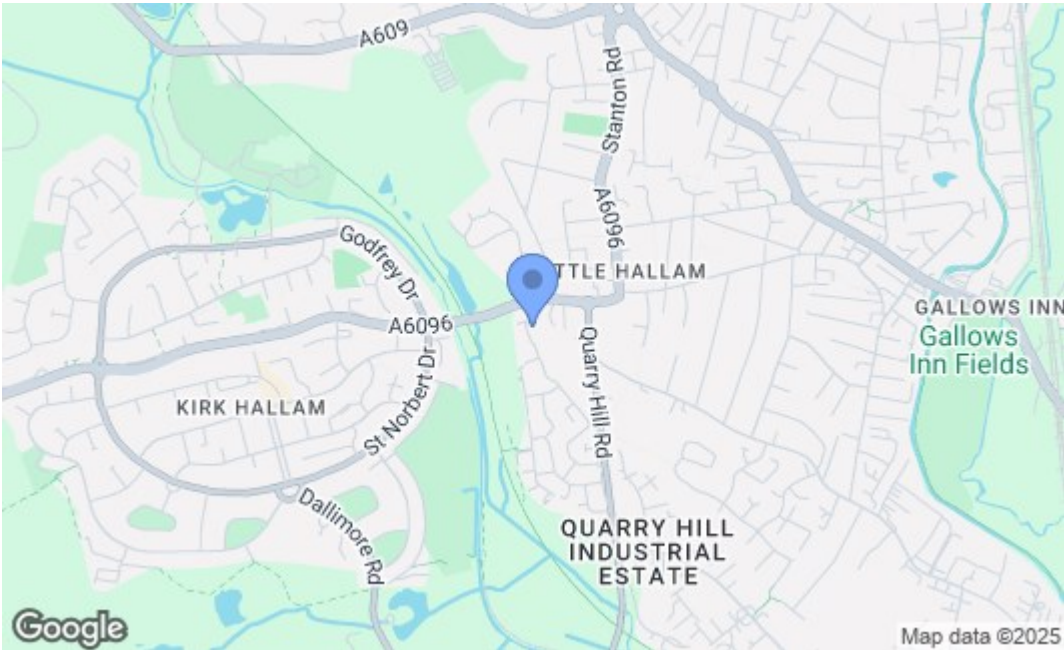
DIRECTIONS

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 to the canal, heading in the direction of Stanton by Dale. Follow the "S" bend round onto Ilkeston Road which in turn then becomes Lowes Lane and continue towards New Stanton/Twelve Houses. At the bend in the road, continue right, over the bridge onto Quarry Hill Road. Take a left turn and enter the Elka Rise estate on Elka Road and again follow the bend in the road round before taking a right hand turn onto Slater Way. The property can then be found on the right hand side, identified by our for sale board.

AGENTS NOTE

It is understood that there is an approximate yearly charge for the maintenance of the general estate of approximately £150 per year. The property is freehold and there are no associated charges to the property itself. We ask that you check this information with your Solicitor prior to completion.





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