



**Broadway**  
Ilkeston, Derbyshire DE7 8TD

A THREE BEDROOM DETACHED HOUSE.

**Offers In The Region Of**

£200,000 - £250,000

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Situated in this little-known backwater location on a slightly elevated plot enjoying far reaching views over the surrounding area to the front and backing onto a small wooded copse to the rear is this three bedroom detached house.

This particularly well presented property comes to the market in a ready to move into condition with features including gas fired central heating, double glazing, conservatory and an open plan dining kitchen (great for entertaining and socializing).

Offering great kerb appeal with a block paved forecourt providing parking for two to three vehicles. The rear garden enjoys a good degree of privacy and is tiered in design backing onto a wooded copse.

Broadway is a small residential street within an established suburb on the outskirts of Ilkeston. Conveniently situated close to the town centre itself, community hospital and regular bus service. The area offers good commutability with good road networks linking the nearby cities of Nottingham and Derby. Ilkeston has its own train station.

This property is great for couples and young families and an internal viewing is recommended.



## ENTRANCE PORCH

Double glazed window, front entrance door. Door to hallway.

## HALLWAY

Stairs to the first floor, radiator. Doors to lounge and dining kitchen.

## LOUNGE

13'11" x 13'9" (4.26 x 4.21)

Radiator, double glazed bay window to the front.

## DINING KITCHEN

16'10" x 8'0" increasing to 9'8" (5.14 x 2.46 increasing to 2.97)

The kitchen area comprises a range of fitted wall, base and drawer units with worktops and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine. Further appliance space. Double glazed window to the rear, double glazed door to the side, patio door leading to the conservatory.

## CONSERVATORY

7'8" x 10'0" (2.36 x 3.06)

Radiator, double glazed window to the rear.

## FIRST FLOOR LANDING

Hatch with ladder to partially boarded loft. Doors to bedrooms and bathroom.

## BEDROOM ONE

11'11" x 10'5" (3.65 x 3.20)

Fitted wardrobes, radiator, double glazed window to the front enjoying a vista over the surrounding area.

## BEDROOM TWO

10'0" x 8'9" plus door recess (3.05 x 2.67 plus door recess)

Radiator, double glazed window to the rear.

## BEDROOM THREE

8'0" reducing to 6'7" x 5'10" (2.45 reducing to 2.01 x 1.80)

Radiator, double glazed window to the front enjoying views over the surrounding area.

## BATHROOM

7'6" x 5'5" (2.29 x 1.67)

Three piece suite comprising wash hand basin with vanity unit, low flush WC, bath with shower over. Partially tiled walls, radiator, double glazed window.

## OUTSIDE

The property is set back from the road on a slightly elevated position with an attractive block paved forecourt providing parking for up to three vehicles. There are attractive modern sleeper steps with inset block paving giving access to the front door. There is gated access at the side of the house leading to the rear garden. The rear garden offers a private space which is tiered with paved patio and steps leading up the garden where there are a variety of beds and there is an ornamental pond. The rear boundary backs onto a small wooded copse.

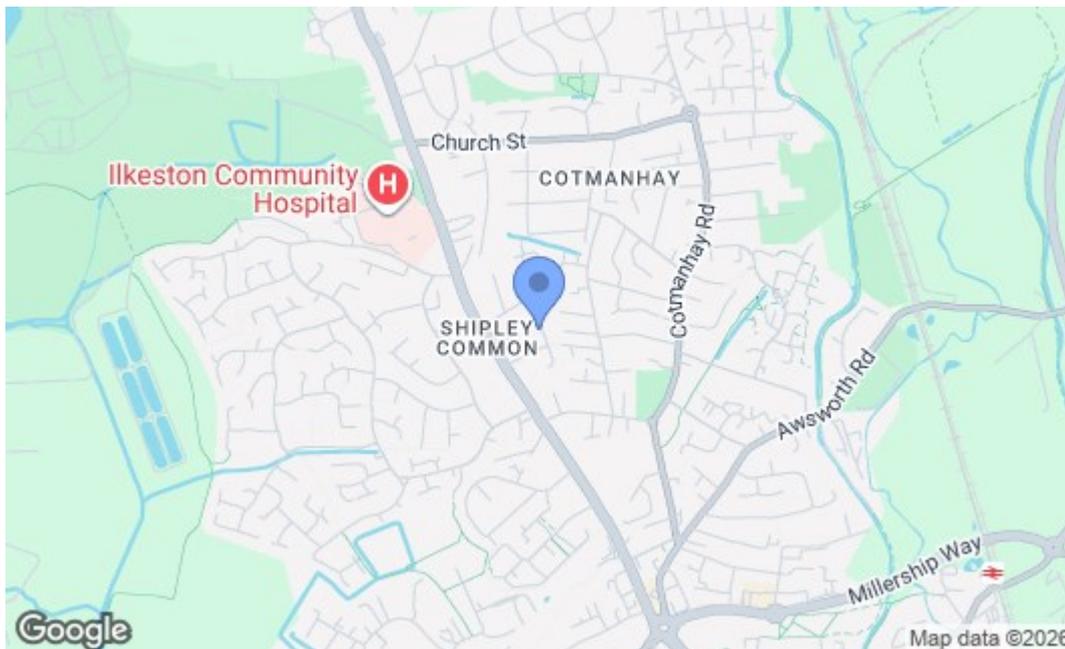




GROUND FLOOR **Robert Ellis** ESTATE AGENTS 1ST FLOOR



These plans are intended to provide a general impression of the proposed construction and are not intended to be used for any other purpose. They are not to be used for planning or building regulations purposes. They are not to be used for any other purpose. They are not to be used for any other purpose. They are not to be used for any other purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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			
<b>England &amp; Wales</b>		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.