



Slater Way  
Ilkeston, Derbyshire DE7 4SN

**Offers Over £350,000 Freehold**

A FOUR BEDROOM DETACHED HOUSE.



A modern four bedroom detached family house with the benefit of a single storey extension.

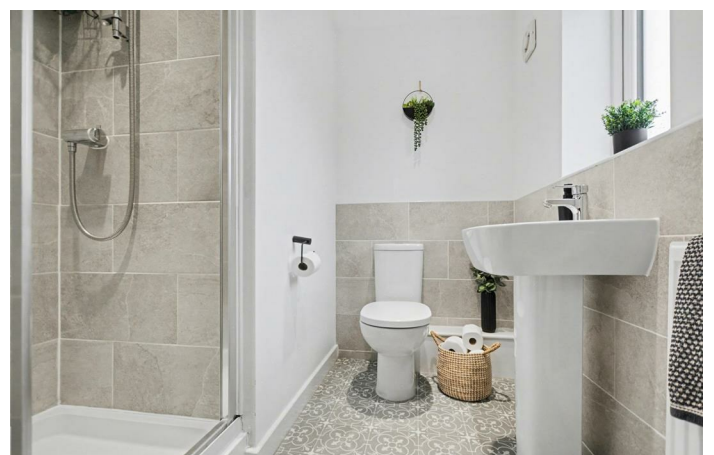
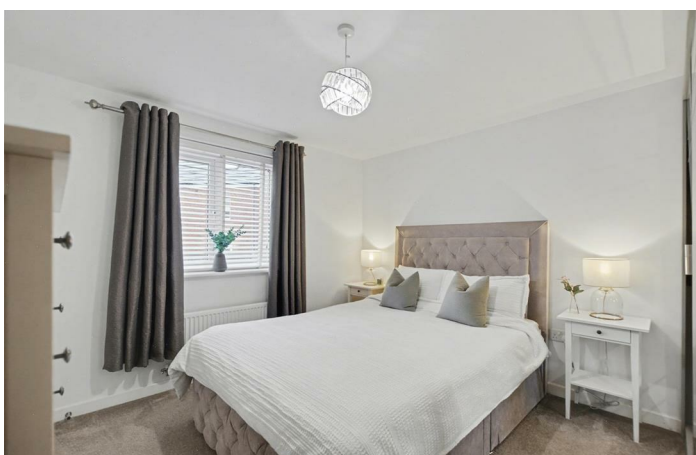
What sets this property apart from many on this now established residential development, known as "Elka Rise", are two things. Firstly, the property enjoys a larger than average wedge shaped garden plot with parking side by side for two vehicles, single garage, private side garden and good sized rear garden. But equally, if not more important, is the current owners have extended the property to the ground floor.

The ground floor extension makes a real feature of this property and provides for a generous semi open plan family dining kitchen with both dining and sitting areas. The extension has bi-fold doors opening to the rear garden for barbequing and entertaining in the Summer months.

This energy efficient home, of course, benefits from gas fired central heating served from a combination boiler and double glazed windows, has great features as well as the extension with two well proportioned reception rooms, a great living space, as well as an additional sitting or dining room - great for growing families. There are four well proportioned bedrooms, the principal with an en-suite shower room.

Situated in this now established residential development on the outskirts of Ilkeston, conveniently placed within walking distance of Hallam Fields Junior School, open space and countryside, as well as offering great commutability and access to both Ilkeston town centre, Nottingham and Derby, and Junction 25 of the M1 motorway for those looking to commute further afield.

Only upon viewing this fantastic family home can it be fully appreciated.



## HALLWAY

13'3" x 3'7" increasing to 5'8" (4.06 x 1.11 increasing to 1.74)  
A welcoming central hallway with composite front entrance door, radiator, stairs to the first floor.

## LIVING ROOM

13'1" x 10'9" (4.01 x 3.30)  
Radiator, double glazed window to the front.

## SITTING ROOM

9'10" x 10'10" (3 x 3.31)  
A versatile room that is currently used as a sitting/play room but could equally be used as a dining room, study, TV room, etc. Radiator, double glazed window to the front.

## OPEN PLAN FAMILY DINING KITCHEN

20'5" x 9'5" (6.23 x 2.88)  
The kitchen area comprises a comprehensive range of fitted modern Shaker-style units with worktops and inset one and a half bowl ceramic sink unit with single drainer. Built-in electric double oven, gas hob and extractor hood over. Integrated fridge, freezer and dishwasher. Central breakfast bar separating the kitchen to the dining area which is currently used as a sitting area. This has a radiator and opens through to what it is currently used as the dining area.

## DINING AREA

8'10" x 10'4" (2.7 x 3.16)  
A light and airy family space with feature radiator, double glazed lantern roof light, double glazed window, double glazed bi-folding doors opening to the rear garden.

## UTILITY ROOM

6'1" x 5'2" (1.87 x 1.60)  
Cupboard housing gas combination boiler (for central heating and hot water), base units with worktops, double glazed door to rear garden. Door to cloaks/WC.

## CLOAKS/WC

Housing a two piece suite comprising wall mounted wash hand basin and low flush WC, radiator, double glazed window.

## FIRST FLOOR LANDING

7'11" x 7'7" plus stairs (2.43 x 2.33 plus stairs)  
Accessed from a dog-leg staircase with double glazing window. Loft hatch, built-in closet. Doors to all bedrooms and family bathroom.

## BEDROOM ONE

11'0" x 11'6" (3.37 x 3.52)  
Radiator, double glazed window to the rear, door to en-suite.

## EN-SUITE

Housing a three piece suite comprising pedestal wash hand basin, low flush WC and walk-in shower cubicle with thermostatically controlled shower, radiator, double glazed window.

## BEDROOM TWO

11'5" x 8'6" increasing to 10'10" to door recess (3.50 x 2.61 increasing to 3.31 to door recess)  
Radiator, double glazed window to the front.

## BEDROOM THREE

9'10" x 9'2" (3.01 x 2.81)  
Radiator, double glazed window to the front.

## BEDROOM FOUR

8'3" x 7'6" (2.52 x 2.3)  
Radiator, double glazed window to the front.

## FAMILY BATHROOM

6'5" x 8'2" (1.96 x 2.50)  
Three piece suite comprising pedestal wash hand basin, low flush WC and panel bath with electric shower and screen over, partially tiled walls, radiator, double glazed window.

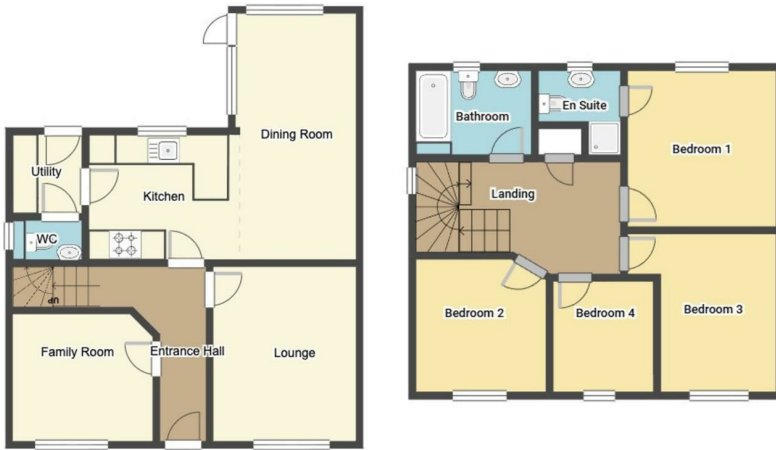
## OUTSIDE

The property is situated on a corner plot with open plan frontage and around to the front side of the property is a driveway providing off-street parking for two vehicles side-by-side which leads to the detached single garage with up and over door, light and power. The property enjoys a particularly good sized rear garden which has been landscaped with porcelain tiled terraced patio area with raised sleeper beds and steps leading to the main part of the garden which is finished in artificial lawn for ease of maintenance with raised beds. To the side of the property there is a particularly private area with further paving and artificial lawn, great for a hot tub, etc. There is outside light and power, and an outside tap.

## AGENTS NOTE

The property is freehold subject to a nominal service charge to contribute towards the management. We understand this is in the region of £150 per annum.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(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			
<b>England &amp; Wales</b>		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			
<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.