



Pudding Plate Close
Ilkeston, Derbyshire DE7 4SH

A TWO BEDROOM SEMI DETACHED
HOUSE WITH PARKING, GARDEN &
GARDEN OFFICE.

£220,000 Freehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS MODERN & SINCE IMPROVED TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND NOW ESTABLISHED RESIDENTIAL DEVELOPMENT ON THE OUTSKIRTS OF ILKESTON.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, living room and full width dining kitchen. The first floor landing then provides access to two double bedrooms and a central three piece shower room.

The property also benefits from the remaining term of its NHBC warranty, gas fired central heating from a combination boiler, double glazing, enclosed rear garden with useful workshop and garden office, fitted shutters throughout and off-street parking leading down the left hand side for two/three vehicles.

The property would ideally suit those looking to purchase their first home or as a young family house as the property is situated within the proximity of excellent nearby transport links, schooling for all ages and town centre amenities.

Since original construction, the property has benefitted from further improvements such as high quality window shutters, upgrading to the shower room, cosmetic decoration and the installation of the a garden office and workshop, providing an ideal work from home space, with power and lighting.

We highly recommend an internal viewing.



ENTRANCE HALL

9'2" x 8'3" (2.80 x 2.54)

Composite panel and double glazed front entrance door, radiator, laminate flooring, staircase rising to the first floor, door to living room and door to ground floor WC/cloakroom.

GROUND FLOOR CLOAKS/WC

4'9" x 2'10" (1.47 x 0.88)

Two piece suite comprising push flush WC and wash hand basin with mixer tap and tiled splashbacks, radiator, double glazed window to the front, wall mounted consumer box.

LIVING ROOM

16'0" x 9'3" (4.88 x 2.84)

Double glazed window to the front (with high quality fitted shutters), radiator, media points, useful understairs storage cupboard, door to dining kitchen.

DINING KITCHEN

12'8" x 8'9" (3.87 x 2.69)

The kitchen area comprises a matching range of fitted base and wall storage cupboards, with roll edge work surfacing incorporating a one and a half bowl sink unit and drainer with central mixer tap. Fitted four ring gas hob with extractor over and oven beneath, integrated fridge/freezer and dishwasher, space for washing machine. Boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), double glazed window to the rear (with high quality fitted shutters), space for dining table and chairs, radiator, double glazed French doors opening out to the rear garden, laminate flooring.

FIRST FLOOR LANDING

Decorative wood spindle balustrade, doors to both bedrooms and shower room, access to an insulated loft space.

BEDROOM ONE

12'8" x 8'5" (3.88 x 2.57)

Two double glazed windows to the front (both with high quality fitted shutters), radiator, useful overstairs storage cupboard.

BEDROOM TWO

12'8" x 8'0" (3.88 x 2.45)

Double glazed window to the rear (with high quality fitted shutters), radiator, decorative panelling to one wall, two wall lights.

SHOWER ROOM

6'3" x 5'6" (1.91 x 1.70)

Modern three piece suite comprising a double size walk-in shower cubicle with mains shower, full height glass shower screen and tiled splashbacks, wash hand basin and mixer tap with tiled splashbacks, push flush WC. Double glazed window to the side, radiator, spotlights, extractor fan.

OUTSIDE

To the front of the property, there is a side tarmac driveway providing off-street parking with decorative wrought iron railings comfortably for two/three vehicles. There are gravel beds, decorative chip bark and planters housing a variety of bushes and shrubbery (this area could be further developed as additional parking if required). To the front of the property, there is a paved pathway providing access to the front entrance door with a fixed external lighting point and decorative stone pebbles.

TO THE REAR

The rear garden is enclosed by fencing and brick wall to the boundary line, designed for relatively straightforward maintenance with a flagstone paved patio area (ideal for entertaining) with decorative slate and pebble borders with timber sleepers. Within the garden, there is gated access leading to the side and to the driveway parking area, as well as an external water tap and lighting point.

GARDEN OFFICE

7'5" x 6'7" (2.28 x 2.02)

Insulation, power and lighting points.

GARDEN STORE

6'11" x 3'1" (2.12 x 0.95)

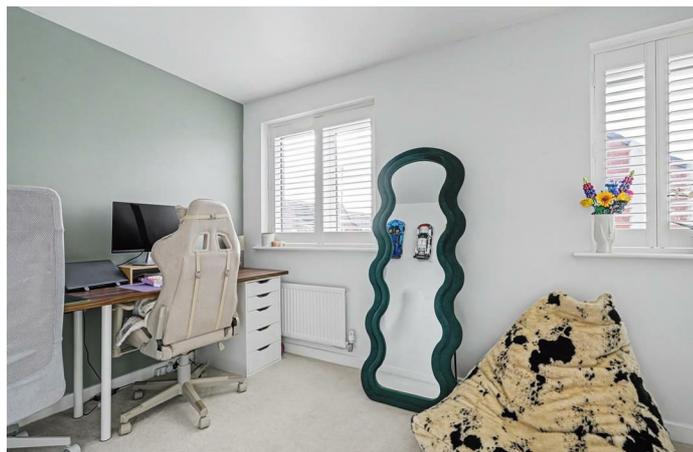
Power and lighting points making a useful space for a tumble dryer.

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 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. Follow the bend in the road and take a left onto Pudding Plate Close. At the junction, turn right and the property can then be found on the left hand side, identified by our For Sale board.

AGENTS NOTE

It is understood that there is a yearly estate charge, currently payable on the 1st January each year at £172 per annum. We ask that you confirm this with your solicitor prior to completion.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(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 (CO₂) 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.