



**Black Hills Drive  
Ilkeston, Derbyshire DE7 5FZ**

**£215,000 Freehold**

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND RENOVATED BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS QUIET RESIDENTIAL NO-THROUGH ROAD LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, open plan family dining kitchen and lobby space to the ground floor. The first floor landing provides access to two bedrooms and a recently re-fitted bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, double width tarmac driveway providing off-street parking to the front and generous length garden to the rear with two separate patio areas and central lawn, also incorporating a detached garden room/office at the foot of the plot.

The property is situated only a short distance from town centre amenities, as well as excellent nearby transport links, including Ilkeston train station which is a short drive away.

There is also easy access to open countryside and a vast array of nurseries and schooling for all ages.

The property is in a ready to move into condition and will make an ideal first time buy or young family home. We would highly recommend an internal viewing.



## ENTRANCE HALL

4'10" x 3'0" (1.49 x 0.93)

uPVC panel and double glazed front entrance door, radiator, stairs to first floor, laminate flooring, door to living room.

## LIVING ROOM

14'1" x 12'4" (4.31 x 3.76)

Double glazed bay window to the front (with fitted blinds), laminate flooring, media points, central tiled chimney breast incorporating log effect electric fire, decorative panelling to one wall, radiator, opening through to the dining kitchen.

## OPEN PLAN FAMILY DINING KITCHEN

15'9" x 14'5" (4.81 x 4.40)

The kitchen comprises a matching range of fitted handle-less soft-closing base and wall storage cupboards and drawers, with marble effect square edge work surfacing, incorporating four ring ceramic hob with extractor over, inset one and a half bowl sink unit with draining board, pull-out spray hose mixer tap. Integrated dishwasher and washing machine, built-in microwave and oven, space for full height fridge/freezer. Vertical radiator, double glazed windows to the side and rear (with fitted blinds), tiled flooring, spotlights, useful understairs storage pantry which has an additional double glazed window to the side, space and power for a tumble dryer. Radiator, additional window (with fitted blinds), opening through to the rear lobby.

## LOBBY

3'10" x 3'6" (1.17 x 1.08)

uPVC panel and double glazed exit door to outside, double glazed window to the rear, tiled floor to match the kitchen.

## FIRST FLOOR LANDING

Double glazed window to the side (with fitted blinds), doors to both bedrooms and bathroom.

## BEDROOM ONE

12'4" x 10'9" (3.78 x 3.30)

Double glazed window to the front (with fitted blinds), radiator, opening through to the dressing area.

## DRESSING AREA

3'7" x 2'11" (1.11 x 0.91)

Double glazed window to the front (with fitted blinds), decorative panelling, spotlight, second loft access point.

## BEDROOM TWO

10'5" x 8'0" (3.18 x 2.44)

Double glazed window to the rear (with fitted blinds), radiator, loft access point with wooden pull-down loft ladders to an insulated and lit loft space.

## SHOWER ROOM

8'6" x 7'4" (2.61 x 2.24)

Recently re-fitted modern three piece suite comprising walk-in tiled shower cubicle with glass screen and dual attachment mains shower, wash hand basin with mixer tap and storage drawers beneath, hidden cistern push flush WC. Contrasting tiles to the walls and floor, wall mounted LED lit bathroom mirror, double glazed window to the rear (with fitted blinds), spotlights, extractor fan, coving.

## OUTSIDE

To the front of the property there is a tarmac double width driveway providing side-by-side off-street parking for two cars and pedestrian access and gate leading through to the rear garden.

## TO THE REAR

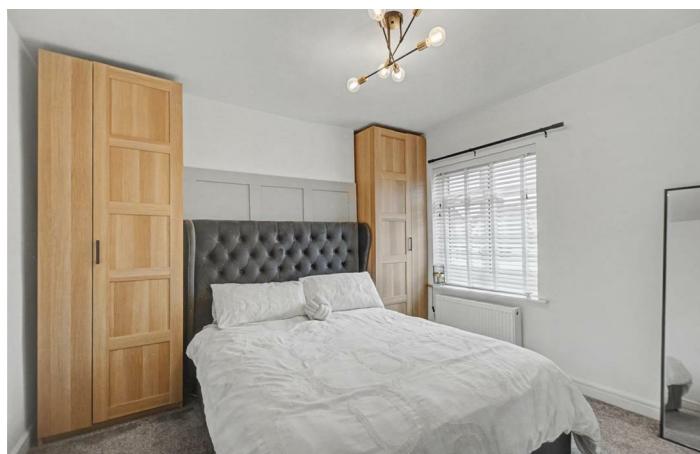
The rear garden is of a good overall size, incorporating patio areas to both the top and bottom of the garden, with a central lawn and stepping stone pathway providing access between the two. The garden is enclosed by hedgerow to both boundary lines and timber fencing with concrete posts and gravel boards. There is an external water tap, lighting point and double power socket. There is pedestrian access which then leads back to the front of the property.

## DETACHED GARDEN ROOM/OFFICE

Spanning the full width of the rear part of the garden, with central entrance door and windows to either side. There is power and lighting, hand built bar area and could easily double-up as an office, gym or playroom.

## DIRECTIONS

From the centre of Ilkeston, proceed along Stanton Road before taking an eventual right hand turn onto Black Hills Drive. The property can be found on the right hand side, identified by our For Sale board.



GROUND FLOOR

Robert Ellis  
ESTATE AGENTS

1ST FLOOR



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(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, fixture or fitting has been tested.