



Nursery Hollow  
Ilkeston, Derbyshire DE7 4LQ

**£250,000 Freehold**

A TRADITIONAL 1920'S DOUBLE HEIGHT  
BAY FRONTED EXTENDED THREE  
BEDROOM SEMI DETACHED HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TRADITIONAL DOUBLE HEIGHT BAY FRONTED 1920'S SEMI DETACHED HOUSE POSITIONED IN THIS QUIET RESIDENTIAL CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor comprises entrance hallway, bay fronted living room, separate rear dining room and spacious breakfast kitchen. The first floor landing then provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating, double glazing and a generous enclosed rear garden.

Recent upgrades include replacement kitchen (2024), as well as a replacement back door and window frames (circa 2023).

The property is situated favourably with easy access to the shops and services in Ilkeston town centre, as well as a vast array of nearby schooling for all ages, good transport links including Ilkeston train station and more localised A roads and the M1 motorway.

We believe the property will make an ideal first time buy or family home and we highly recommend an internal viewing.



## ENTRANCE HALL

15'2" x 5'10" (4.63 x 1.80)

uPVC panel and double glazed front entrance door, staircase rising to the first floor with decorative wood spindle balustrade, radiator. Doors leading to both reception rooms and kitchen. Useful understairs storage closet.

## LIVING ROOM

12'10" x 11'11" (3.93 x 3.65)

Double glazed bay window to the front, radiator, media points, central chimney breast incorporating Adam-style fire surround with decorative tiled insert and hearth housing an open fire.

## DINING ROOM

13'6" x 11'10" (4.12 x 3.62)

Double glazed French doors opening out to the rear garden decking patio, radiator, central chimney breast incorporating decorative exposed brickwork and a tiled hearth (ideal for a log or multi-fuel burning stove subject to the relevant regulations).

## BREAKFAST KITCHEN

18'10" x 12'5" (5.76 x 3.80)

The kitchen area comprises a recently re-fitted range of matching base and wall storage cupboards and drawers, with laminate style roll top work surfaces incorporating porcelain single sink and drainer with mixer tap and tiled splashbacks, matching central breakfast bar/island with further storage cabinets beneath, space for American-style fridge/freezer, plumbing for washing machine. Included in the sale is the range cooker incorporating double oven, grill and warming drawer with seven ring gas burners and provision/point for extractor canopy over. Within the kitchen there are two radiators, tiled floor, double glazed windows to both the front and rear, as well as a uPVC panel and double glazed exit door. Further features include decorative exposed beams to the ceiling.

## FIRST FLOOR LANDING

Decorative wood spindle balustrade, original stained glass window to the side. Doors to all bedrooms and bathroom. Loft access point to a majority boarded and insulated loft space.

## BEDROOM ONE

12'11" x 12'0" (3.94 x 3.68)

Double glazed bay window to the front, radiator, laminate flooring, two fitted double wardrobes to either side of the chimney breast.

## BEDROOM TWO

13'6" x 11'11" (4.13 x 3.65)

Double glazed window to the rear overlooking the rear garden, radiator, original fireplace.

## BEDROOM THREE

7'3" x 6'0" (2.21 x 1.83)

Double glazed window to the front (with fitted roller blind), radiator, picture rail.

## BATHROOM

8'0" x 5'10" (2.45 x 1.78)

White three piece suite comprising "P" shaped bath with a shaped glass shower screen, waterfall style mixer tap and dual attachment mains shower over, wash hand basin with waterfall style mixer tap and storage cabinets beneath, hidden cistern push flush WC. Double glazed window to the rear, tiling to the walls and floor, ladder towel radiator.

## OUTSIDE

To the front of the property there is an enclosed front garden with brick wall and wrought iron pedestrian gate leading to a block paved frontage providing access to the front entrance door and down the right hand side of the property. There are mature bushes and shrubbery surrounding the front garden.

## TO THE REAR

The rear garden is enclosed with recently replaced timber fencing set within concrete posts and gravel boards. The garden itself is split into two main sections with an initial raised block paved patio seating area (ideal for entertaining), raised and planted rockery style flowerbeds housing a variety of plants and shrubbery. The top patio then drops down to the main central garden lawn (ideal for families), planted borders housing a variety of bushes, shrubs, trees and plants. Situated towards the foot of the plot there is a further paved patio seating area and a timber storage shed. Within the garden there are external lighting points to the front, side and rear, an external water tap to the front and outside power to the rear garden.

## DIRECTIONS

Proceed away from Ilkeston town centre onto Stanton Road and continue in the head direction of Stanton by Dale before taking an eventual right onto Appleby Close. At the "T" junction, turn right onto Nursery Hollow and the property can be found tucked away in the left hand corner, identified by our For Sale board.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, levels and heights, should be approximate and responsibility is placed on any prospective purchaser. The services, systems and appliances shown here are shown based on information and no guarantee is made regarding their condition.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	76
(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>		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.