



**Hedges Drive
Ilkeston, Derbyshire DE7 4PU**

£280,000 Freehold

A THREE BEDROOM DETACHED FAMILY
HOUSE SITUATED IN THIS POPULAR &
ESTABLISHED LOCATION.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SPACIOUS AND WELL PRESENTED THREE BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE POSITIONED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance lobby/hallway, living room, dining area, breakfast kitchen, conservatory, utility room, WC, inner lobby and office space. The first floor landing provides access to three bedrooms with the principal bedroom benefitting from en-suite facilities, and a bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, reduced garage/storage space, generous enclosed rear garden and an EV charging point to the front.

The property is located in this popular and established residential location within close proximity of the town centre amenities, whilst also being on the doorstep to open countryside, schooling for all ages and transport links (including the Ilkeston train station).

We believe the property will make an ideal family home in a ready to move into condition and we highly recommend an internal viewing.



ENTRANCE PORCH

4'9" x 2'9" (1.46 x 0.85)

uPVC panel and double glazed front entrance door with adjacent double glazed windows either side of the door and to the side, decorative exposed brickwork, tile effect flooring and further entrance door to the hallway.

ENTRANCE HALL

6'0" x 4'3" (1.85 x 1.32)

Panel and double glazed entrance door, alarm control panel, radiator, staircase rising to the first floor. Door to living room.

LIVING ROOM

14'7" x 12'5" (4.45 x 3.80)

Double glazed window to the front (with fitted blinds), radiator, coving, Adam-style fire surround with marble insert and hearth housing a coal effect fire, media points. Archway opening through to the dining area.

DINING AREA

11'3" x 8'0" (3.45 x 2.46)

Ample space for dining table and chairs, radiator, coving, double glazed French doors opening out to the rear garden (with fitted blinds).

BREAKFAST KITCHEN

10'9" x 8'1" (3.30 x 2.48)

The kitchen comprises a contrasting range of fitted base and wall storage cupboards and drawers, with granite style worktop space incorporating a single sink and draining board with central swan-neck mixer tap and brick effect tiled splashbacks. Included is a range cooker with extractor canopy over. The kitchen also boasts a useful deep understairs storage cupboard. There is a double glazed window to the rear (with fitted blinds), as well as access to the utility room and further door leading to the inner lobby space.

UTILITY AREA

7'0" x 6'2" (2.15 x 1.90)

Plumbing for a washing machine, space for an American-style fridge/freezer, contrasting range of cupboards (matching the kitchen) with worktop space, coving, boiler cupboard housing the gas fired combination boiler, panel and double glazed door to the conservatory, tile effect flooring to match the kitchen. Door to the WC.

WC

5'0" x 3'10" (1.53 x 1.18)

Modern two piece suite comprising push flush WC and wash hand basin with mixer tap and storage cabinets beneath. Double glazed window to the side (with fitted blinds), radiator, tiling to the floor and walls.

CONSERVATORY

9'2" x 9'2" (2.80 x 2.80)

INNER LOBBY

10'1" x 2'11" (3.09 x 0.89)

STUDY/OFFICE SPACE

9'10" x 5'3" (3.01 x 1.61)

FIRST FLOOR LANDING

Decorative wood spindle balustrade, useful storage closet. Doors to all bedrooms and bathroom. Loft access point to an insulated loft space.

BEDROOM ONE

12'0" x 8'5" (3.68 x 2.58)

Double glazed window to the rear (with fitted blinds), radiator, range of fitted bedroom furniture including mirror fronted wardrobes and overhead storage cupboards. Door to en-suite.

EN-SUITE

6'8" x 4'4" (2.05 x 1.33)

Modern white three piece suite comprising a separate shower cubicle with glass folding door and shower over, wash hand basin with mixer tap with storage cabinets beneath, push flush WC. Tiling to the walls and floor, double glazed window to the side.

BEDROOM TWO

9'3" x 8'11" (2.82 x 2.74)

Double glazed window to the front (with fitted blinds), radiator, fitted double wardrobe.

BEDROOM THREE

8'7" x 6'9" (2.62 x 2.07)

Double glazed window to the front (with fitted blinds), radiator, fitted wardrobe.

BATHROOM

8'4" x 6'1" (2.55 x 1.87)

Modern (recently installed) white three piece suite comprising panel bath with mixer tap and shower attachment over, push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Double glazed window to the front, radiator, extractor fan, tiling to the walls and floor.

OUTSIDE

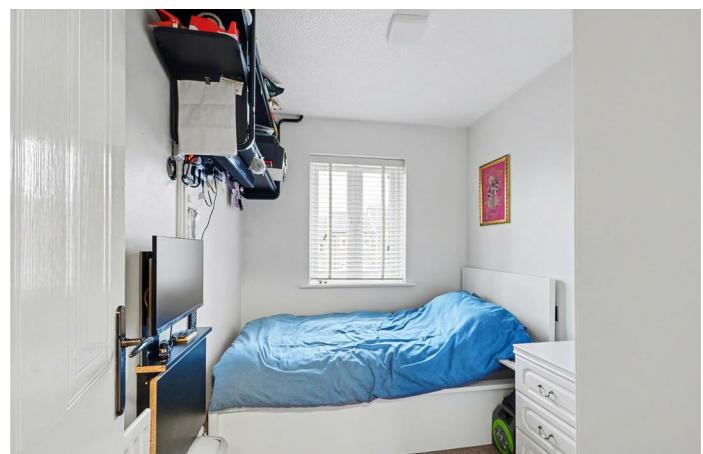
To the front of the property there is a tarmac driveway providing off-street parking for four vehicles with an adjacent side lawn, decorative gravel stone chippings and planted bushes and shrubbery to the boundary lines. Access to the front entrance porch, as well as an up and over door to a reduced size garage. To the front of the property there is an external lighting point and EV charging point, as well as a pedestrian gate leading to the rear garden.

REDUCED SIZE GARAGE

Space has been taken off to create the study area and lobby behind, with a personal access door leading back through to the lobby space. The reduced size garage has an up and over door to the front, power and lighting points.

TO THE REAR

The rear garden is enclosed by timber fencing, concrete posts and gravel boards offering a level lying garden plot with a good size paved patio area (ideal for entertaining) leading onto a shaped garden lawn with planted borders housing a variety of bushes and shrubbery to the boundary lines. Situated to the bottom left corner of the plot there is a timber storage shed. There is also power and lighting.



Robert Ellis
ESTATE AGENTS



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 ₂) 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 CO₂ 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.