



Longfield Lane  
Ilkeston, Derbyshire DE7 4DD

AN EXTENDED FOUR/FIVE BEDROOM SEMI  
DETACHED HOUSE.

**Offers Over £325,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SPACIOUS AND EXTENDED THREE/FOUR DOUBLE BEDROOM, ONE SINGLE BEDROOM SEMI DETACHED HOUSE SITUATED ON A NON-OVERLOOKED CORNER PLOT IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor double bedroom/additional reception room with utility room beyond which could easily be transformed into a ground floor en-suite shower room. There is also a separate living room, open plan dining kitchen, second rear utility room and WC. The first floor landing then provides access to four bedrooms and a spacious bathroom with a four piece suite.

The property also benefits from gas fired central heating from a combination boiler, double glazing, ample off-street parking to the front, as well as a north/north east facing rear garden which enjoys sunshine throughout the day during the Spring/Summer months with a detached garden office cabin.

The property is located in this popular and established residential location with fantastic far reaching views from the living room window and first floor front bedroom window, whilst being in close proximity of excellent nearby schooling, good transport links (including the Ilkeston train station and motorway junctions), as well as the shops, services and amenities in Ilkeston town centre.

This flexible and adaptable property would ideally suit a large/growing family or for those needing additional space to work from home. We highly recommend an internal viewing.



### ENTRANCE HALL

12'10" x 6'1" (3.93 x 1.87)

Composite and double glazed front entrance door with full height double glazed window running parallel to the door, staircase rising to the first floor with decorative oak spindle balustrade and useful understairs storage space. Radiator, spotlights, doors leading through to the ground floor bedroom/reception room, living room, as well as an open plan run to the dining kitchen.

### GROUND FLOOR DOUBLE BEDROOM/ADDITIONAL RECEPTION R

11'10" x 9'2" (3.62 x 2.81)

Double glazed window to the front, radiator. Door to utility area.

### UTILITY

9'3" x 4'3" (2.84 x 1.32)

Power, lighting and currently used as a utility with space for a fridge/freezer and tumble dryer. This room could also be further adapted and enhanced to create an en-suite shower room to the ground floor bedroom (if required).

### LIVING ROOM

13'1" x 11'2" (4.01 x 3.42)

Double glazed bow window to the front (with fitted roller blinds) with far reaching views, radiator, media points.

### DINING KITCHEN

17'9" x 17'3" (5.43 x 5.28)

The kitchen area comprises a matching range of fitted handle-less soft-closing base and wall storage cupboards and drawers with square edge work surfacing and matching overhanging breakfast bar with inset one and a half bowl sink unit with draining board, mixer tap and tiled splashbacks. Fitted five ring induction hob, fitted eye level double oven and combination grill/microwave, integrated wine chiller and wine rack, in-built fridge/freezer and dishwasher, double glazed window to the rear (with fitted roller blind) overlooking the rear garden, vertical radiator, spotlights, laminate flooring, ample space for dining table and chairs, full width double glazed bi-fold doors (with fitted blinds) opening out to the rear garden.

### REAR UTILITY

9'6" x 9'2" (2.92 x 2.80)

Composite and double glazed exit door leading to the rear garden with double glazed window to the side of the door, fitted matching wall and base storage cupboards with worktop space, one of which incorporates a single sink and draining board with central mixer tap and tiled splashbacks. Plumbing for washing machine, spotlights, laminate flooring, radiator, boiler cupboard housing the gas fired combination boiler (for central heating and hot water).

### WC

5'2" x 3'5" (1.60 x 1.06)

Modern which two piece suite comprising of a push flush WC and wash hand basin with mixer tap and storage cabinet beneath. Spotlights, extractor fan and laminate flooring to match the utility area.

### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Decorative oak spindle balustrade and handrail leading from the ground floor. Useful cloaks cupboard with radiator and shelving. Loft access point via wooden pull-down loft ladders to a lit and insulated loft space.

### BEDROOM ONE

12'5" x 11'4" (3.79 x 3.47)

Double glazed window to the front offering fantastic far reaching views over adjacent countryside (with fitted roller blind), radiator.

### BEDROOM TWO

11'11" x 11'4" (3.64 x 3.46)

Double glazed window to the rear overlooking the rear garden (with fitted roller blind), radiator.

### BEDROOM THREE

11'3" x 9'5" (3.44 x 2.89)

Double glazed window to the rear overlooking the rear garden (with fitted roller blind), radiator. Additional loft access point.

### BEDROOM FOUR

8'9" x 6'1" (2.69 x 1.86)

Double glazed window to the rear overlooking the rear garden (with fitted roller blind), radiator.

### BATHROOM

10'7" x 9'4" (3.25 x 2.86)

A spacious room incorporating a four piece suite with freestanding bathtub with central mixer tap, walk-in double size shower cubicle with glass screen and privacy door with dual attachment mains shower and contrasting tiled splashbacks, over-sized wash hand basin with central mixer tap and storage drawers beneath, push flush WC. Wall mounted matching bathroom cabinet, additional wall mounted double mirror fronted bathroom cabinet, tiling to the walls and floor, double glazed window to the front (with fitted roller blind), spotlights, extractor fan, chrome ladder towel radiator.

### OUTSIDE

To the front of the property, there is a lowered kerb entry point to a curved brick pillar to the boundary line with adjoining fence panels leading to a shaped tarmac driveway with decorative block paved edging providing off-street parking to the front. The rear garden is enclosed by timber fencing with concrete posts and gravel boards with a rear access pedestrian gate. The garden is split into various sections with a decked and patio entertaining space with decorative stone chippings and sleeper beds., matching decorative stone incorporating a BBQ area. This then leads onto an "L" shaped garden lawn with planted beds and borders housing a variety of bushes and shrubbery with access to the detached timber garden cabin situated at the foot of the plot. Within the garden, there is an external water tap, lighting point and power socket.

### GARDEN CABIN/OFFICE

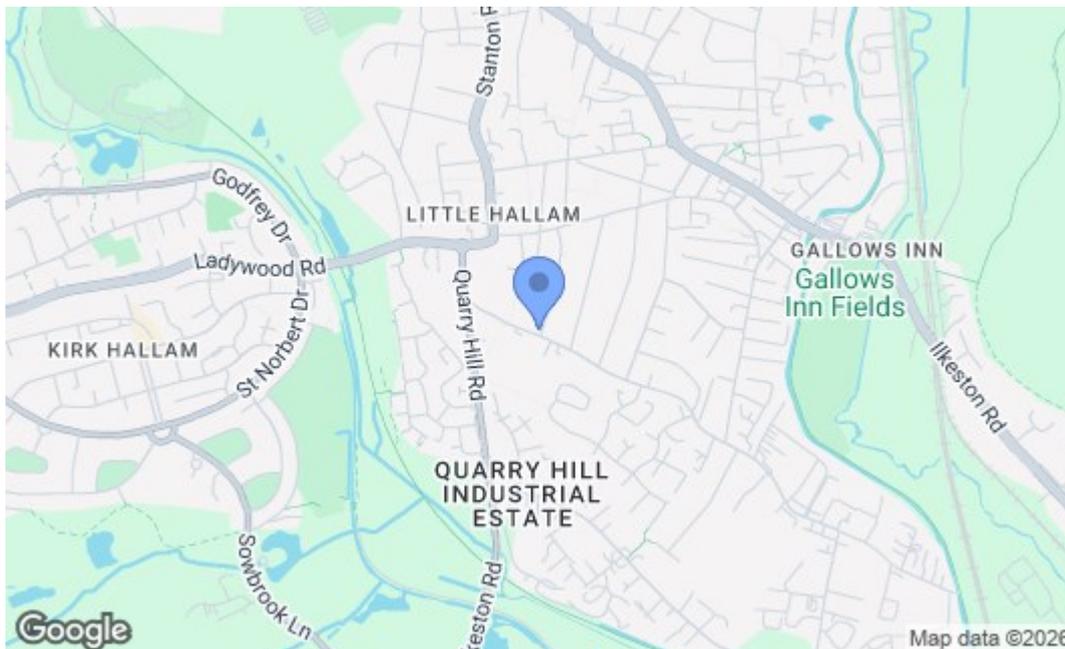
10'11" x 7'0" (3.33 x 2.14)

Double glazed French entrance doors with additional double glazed window to the front letting in lots of natural light, two outside lighting points and internally insulated, power and and light (making an ideal home office).

### DIRECTIONS

Upon leaving the central part of Ilkeston, proceed along Stanton Road before taking an eventual left hand turn at the Bulls Head roundabout onto Quarry Hill Road. Via left onto Longfield Lane and the property can be found on the left hand side, after passing the school, identified by our For Sale board.





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			
<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.