



**Harrow Drive
Ilkeston, Derbyshire DE7 4QY**

**A CORNER PLOT THREE BEDROOM SEMI
DETACHED HOUSE.**

£220,000 Freehold



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS 1998 CONSTRUCTED THREE BEDROOM SEMI DETACHED HOUSE POSITIONED ON A FAVOURABLE CORNER PLOT IN THIS POPULAR AND NOW ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises an entrance hall, ground floor WC, living room, dining room and 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, off-street parking to the rear and gardens to three sides.

The property is located in this popular and favoured modern development constructed in the late 1990's and sits within easy reach of the shops, services, amenities and healthcare needs within Ilkeston. There is also easy access to good schooling for all ages and nearby transport links including that of the Ilkeston train station.

We believe that the property would make an ideal first time buy or young family home and therefore highly recommend an internal viewing.



ENTRANCE HALL

6'5" x 3'5" (1.97 x 1.05)

Composite and double glazed front entrance door, radiator, staircase rising to the first floor, wall mounted thermostat and doors to lounge and WC.

WC

5'10" x 3'1" (1.78 x 0.94)

Two piece suite comprising low flush WC and wash hand basin with tiled splashbacks. Double glazed window to the side and radiator.

LOUNGE

17'5" x 12'6" (5.31 x 3.82)

Double glazed bay window to the front with Georgian style top panels, two radiators, media points and Adam-style fire surround incorporating log effect fire, panel and glazed Georgian style doors to the dining room.

DINING ROOM

11'3" x 8'3" (3.44 x 2.54)

Double glazed French doors opening out to the rear garden patio, additional double glazed window to the side, useful understairs storage cupboard, radiator and door to kitchen.

KITCHEN

10'5" x 7'4" (3.19 x 2.24)

Equipped with a matching range of fitted base and wall storage cupboards with roll top laminate effect work surfacing incorporating counter level one and a half bowl sink unit with draining board and central mixer tap. Fitted counter level four ring gas hob with extractor over and oven beneath. Plumbing for washing machine, space for full height fridge/freezer, decorative tiled splashbacks, over cupboard lighting, display shelving, double glazed window to the rear with Georgian style top panel, panel and double glazed exit door to outside.

FIRST FLOOR LANDING

Double glazed window to the side, decorative open spindle balustrade, loft access point to an insulated loft space, airing cupboard with hot water cylinder and shelving space above, doors to all bedrooms and bathroom.

BEDROOM ONE

11'3" x 9'7" (3.44 x 2.94)

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

BEDROOM TWO

12'0" x 9'6" (3.67 x 2.91)

Double glazed window to the front (with fitted roller blind) and radiator.

BEDROOM THREE

8'11" x 7'4" (2.73 x 2.24)

Double glazed window to the front (with half Georgian style panel), radiator and useful overstairs storage cupboard.

BATHROOM

6'6" x 6'4" (2.00 x 1.95)

Three piece suite comprising shaped bath with main shower over, low flush WC and wash hand basin with tiled splashbacks. Double glazed window to the rear (with half Georgian style panel) (with fitted roller blind), chrome heated ladder towel radiator and wall mounted mirror fronted bathroom cabinet.

OUTSIDE

To the front of the property there is an easy low maintenance gravel front garden with hedgerow and trees offering screening from the road side. Side paved pathway providing access to the side entrance door and a side garden lawn. There is gated pedestrian access into the remainder of the side and rear gardens.

SIDE & REAR GARDENS

Predominantly lawned being enclosed by timber fencing to the boundary line, flowerbeds to both sides (one of which housing a variety of shrubbery), paved patio area and pathway providing access to a rear pedestrian gate which opens out to the rear driveway. Within the garden there is an external security light and water tap.

REAR DRIVEWAY

Off-street parking space for two cars.

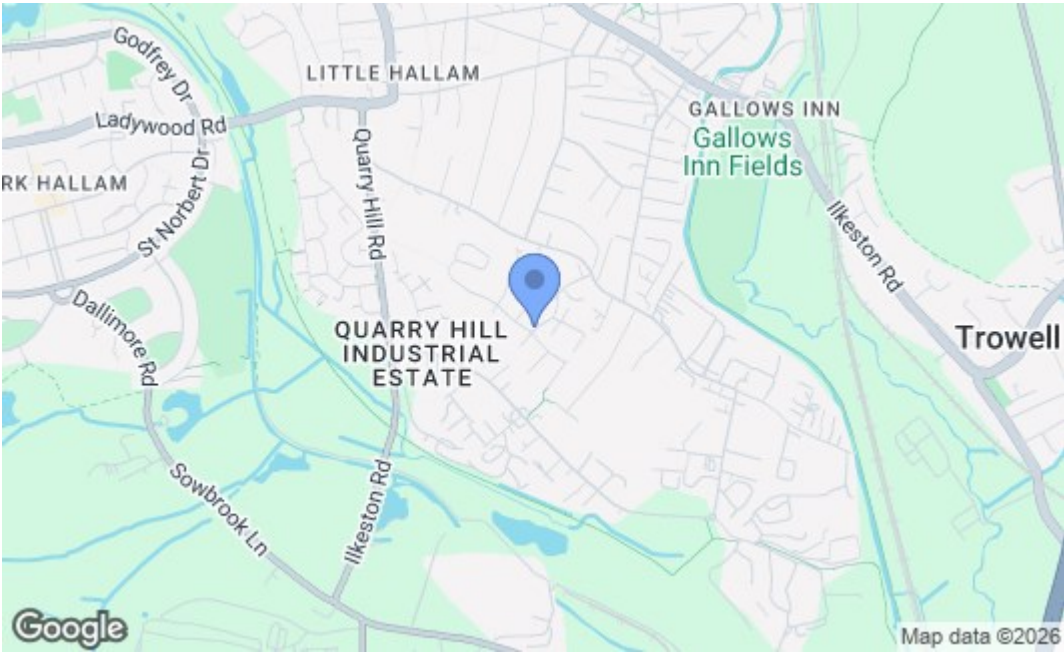
DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, veer left onto Pasture Road and proceed in the direction of Trowell. At the mini roundabout, veer left and continue passing the entrance to Trowell Garden Centre in the direction of Trowell village. At the junction adjacent to St Helens Church, turn left and continue onto Ilkeston Road and follow the bend in the road to the left onto Nottingham Road Ilkeston. Turn left onto Thurman Street which in turn becomes Corporation Road and at the top of the hill turn right onto Longfield Lane. Take a left hand turn onto Harrow Drive where the property can be found at the end on the right hand side.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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 CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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