



**Greenwood Avenue
Ilkeston, Derbyshire DE7 5PL**

A THREE BEDROOM SEMI DETACHED
HOUSE.

Offers Over £200,000 Freehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS SPACIOUS AND WELL PRESENTED BRIGHT AND AIRY THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS FAVOURED AND ESTABLISHED RESIDENTIAL LOCATION.

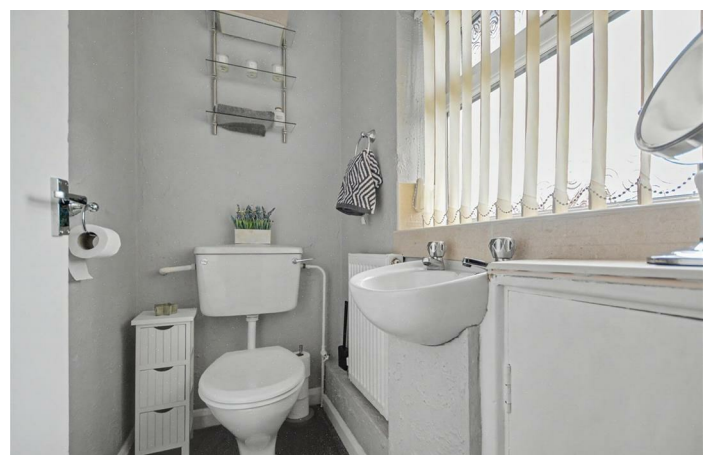
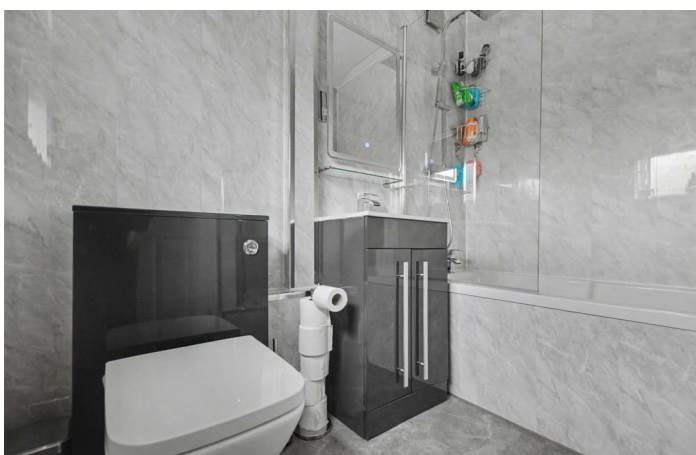
With accommodation over two floors, the ground floor comprises entrance hall, living room, conservatory, kitchen and modern (recently re-fitted) bathroom. The first floor landing then provides access to three bedrooms and a separate WC. Wooden pull-down loft ladders also provide access to a useable attic storage space with a Velux roof window and storage cupboards.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking for three/four vehicles, as well as an enclosed garden space to the rear.

The property is located in this popular and established residential location within close proximity of the shops, services and amenities in Ilkeston town centre. There is also easy access to good transport links to and from the surrounding area, as well as Ilkeston train station which is a short distance away.

Good nearby schooling is nearby, including Kensington Junior School, as well as ample outdoor and green space, including walks along the Erewash Canal footpath.

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



ENTRANCE HALL

8'1" x 5'6" (2.47 x 1.68)

uPVC panel and double glazed front entrance door, staircase rising to the first floor with decorative wood spindle balustrade, useful understairs storage cupboard, radiator with display cabinet, tile effect flooring, door to lounge, archway to kitchen and further door to bathroom.

LOUNGE

15'10" x 12'10" (4.84 x 3.93)

Double glazed window to the front, radiator, laminate flooring, media points, coving, decorative ceiling rose, display shelving, feature Adam-style fire surround with marble insert and hearth housing an electric fire. Panel and glazed French doors provide access into the conservatory.

CONSERVATORY

9'7" x 9'7" (2.94 x 2.93)

Brick and double glazed construction with sloping ceiling with uPVC panel and double glazed exit door to the rear garden, double glazed windows to both side and the rear, laminate flooring, radiator, power points.

KITCHEN

11'5" x 7'11" (3.49 x 2.42)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with granite style roll top work surfaces incorporating four ring gas hob with extractor over and oven beneath. Plumbing and space for under-counter washing machine and slimline dishwasher, further space for fridge and freezer, inset single sink and draining board with central swan-neck mixer tap with tiled splashbacks, double glazed window to the rear (with fitted blind), tile effect flooring to match the hallway, radiator, dado rail, uPVC panel and double glazed door provides access to the rear garden.

BATHROOM

7'4" x 5'4" (2.24 x 1.65)

Recently replaced incorporating a modern white three piece suite comprising panel bath with glass shower screen, central mixer tap and dual attachment mains shower over, wash hand basin with matching mixer tap and storage cabinets beneath, hidden cistern push flush WC. Decorative boarding to the walls, panelled ceiling with inset LED spotlights, wall hung chrome effect ladder towel radiator, wall mounted LED lit bathroom mirror, double glazed window to the front (with fitted blind).

FIRST FLOOR LANDING

Double glazed window to the rear (with fitted blinds), doors to all bedrooms and WC. Loft access point via a wooden pull-down ladder to a useable attic space.

ATTIC SPACE

14'0" x 7'6" (4.28 x 2.29)

Accessed via wooden pull-down loft ladder off the landing, two useful eaves storage cupboards, additional storage closet, Velux roof window, power and lighting. This space could easily be used as a potential office area or storage.

BEDROOM ONE

12'4" x 8'4" (3.78 x 2.55)

Double glazed window to the front (with fitted blinds), radiator, laminate flooring, TV and telephone points, two useful fitted storage wardrobes one of which houses the gas fired combination boiler for central heating and hot water purposes.

BEDROOM TWO

9'10" x 7'10" (3.02 x 2.39)

Double glazed window to the front (with fitted blinds), radiator, laminate flooring, TV point.

BEDROOM THREE

11'5" x 7'7" (3.49 x 2.32)

Double glazed window to the rear (with fitted blinds), radiator, laminate flooring, TV point.

SEPARATE WC

5'6" x 3'3" (1.68 x 1.00)

Two piece suite comprising low flush WC and wash hand basin with hot and cold water feed. Tiled splashbacks, radiator, double glazed window to the rear (with fitted blinds), useful storage closet.

OUTSIDE

To the front of the property there is a lowered kerb entry point leading to a tarmac driveway with decorative block paved edging leading to an adjacent gravel driveway providing further off-street parking. This leads to a garden enclosed by brick wall and fencing to the boundary line. From the driveway there is pedestrian access which then leads into the side and rear garden.

TO THE REAR

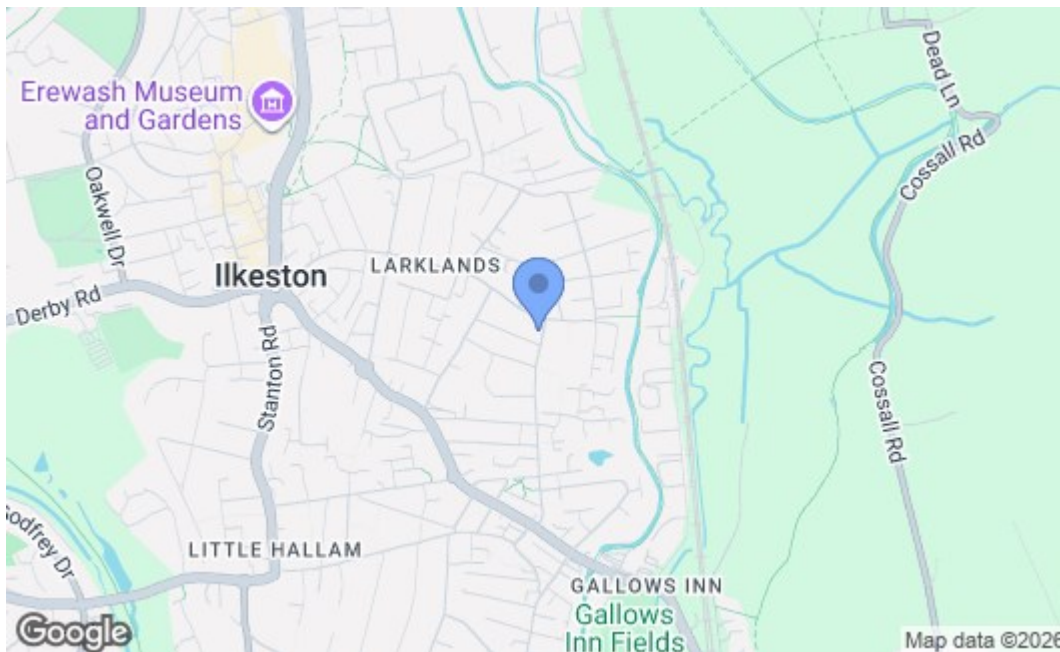
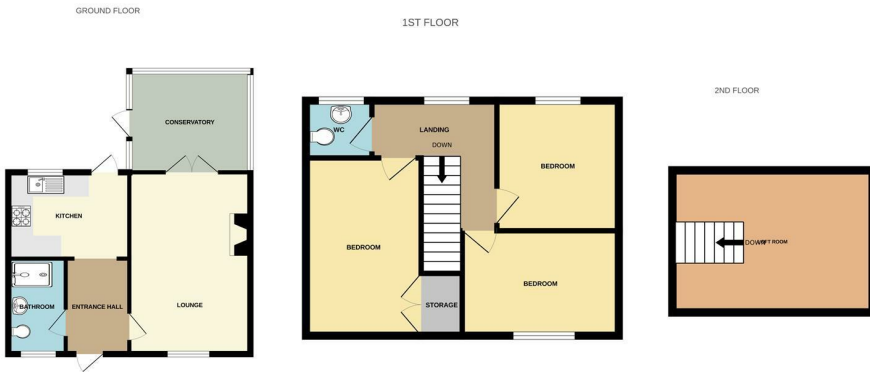
The rear garden is split into various sections with a good size paved patio seating area (ideal for entertaining) with base for a timber storage shed (included in the sale). The garden then leads onto a shaped lawn with planted beds and borders housing a wide variety of specimen bushes and shrubbery to the boundary lines. To the foot of the plot there is a raised decked entertaining space, as well as an adjacent artificial lawn section. There is an external water tap and lighting point, and pedestrian access then leads back to the front onto the driveway.

DIRECTIONS

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, continue left onto Pasture Road and head in the direction of Trowell. At St. Helen's Church, Trowell, turn left onto Ilkeston Road, Trowell and follow the road left onto Nottingham Road, Ilkeston. Look for and take a right hand turn after the Asda Petrol Station onto Roberts Street which in turn becomes Greenwood Avenue. The property can be found on the left hand side, identified by our For Sale board.



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		64	
(39-54) E			
(21-38) F			
(1-20) G			77
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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	

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.