



Moss Road
Ilkeston, Derbyshire DE7 5GP

A FOUR BEDROOM DETACHED FAMILY HOUSE.

£375,000 Freehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS DOUBLE FRONTED FOUR BEDROOM DETACHED FAMILY HOUSE SITUATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance hall, living room, dining room, kitchen and WC. The first floor landing then provides access to four bedrooms and the modern spacious bathroom suite with separate WC.

The property also benefits from gas central heating from combination boiler which was installed in February 2023, hardwood double glazed windows, off-street parking, garage (reduced size), utility (externally accessed) and an enclosed rear garden.

The property is located within walking distance of the shops, services and amenities in Ilkeston town centre. There is also easy access to good transport links including Ilkeston train station. The property also boasts views over rolling countryside from the first floor.

We believe the property will make an ideal long term family home as it has currently been for the occupiers for 40 years. We highly recommend an internal viewing.



ENTRANCE HALL

13'0" x 4'7" (3.98 x 1.40)

Composite and double glazed front entrance door, radiator, dado rail, coving, turning staircase rising to the first floor, doors leading through to the living room, dining room, kitchen and ground floor WC.

LIVING ROOM

19'1" x 11'11" (5.83 x 3.65)

Double glazed hardwood framed window to the front, French doors opening out to the rear garden with double glazed panels to either side of the doors, media points, coving, two ceiling roses, wall mounted log-effect electric living flame fire.

DINING ROOM

14'5" x 10'11" (4.41 x 3.33)

Hardwood framed double glazed bay window to the front, additional hardwood double glazed window to the side, bay radiator, decorative panelling to dado height, coving, ceiling rose.

KITCHEN

13'7" x 9'6" (4.15 x 2.90)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with square edge granite work surfacing incorporating inset sink unit with draining board and central swan-neck mixer tap. Integrated appliances including a fridge, freezer, wine chiller and dishwasher with in-built double eye level oven and fitted four ring induction hob with extractor canopy over. Vertical radiator, double glazed window to the side (with fitted blind), spotlights, uPVC panel and double glazed exit door to outside.

GROUND FLOOR WC

3'3" x 3'3" (1.01 x 1.00)

Modern white two piece suite comprising push flush WC, wash hand basin. Tiling to dado height, alarm control panel, extractor fan, inset ceiling light.

FIRST FLOOR LANDING

Hardwood framed double glazed window to the side (with fitted blind), decorative coving, radiator, doors to all bedrooms, bathroom and WC, curved dado rail, loft access point via wooden pull-down ladder to a useable space with boarding, power, lighting and a Velux roof window.

BEDROOM ONE

14'6" x 10'11" (4.44 x 3.33)

Hardwood framed double glazed bay window to the front, radiator, coving, decorative ceiling rose, range of wardrobes with mirror fronted sliding doors to one wall.

BEDROOM TWO

12'0" x 10'11" (3.66 x 3.35)

Two hardwood framed double glazed windows (with fitted blinds), radiator, coving.

BEDROOM THREE

11'11" x 7'6" (3.65 x 2.30)

Hardwood framed double glazed window to the rear, radiator.

BEDROOM FOUR

8'2" x 6'8" (2.51 x 2.04)

Hardwood framed double glazed window to the front (with fitted blind), radiator.

BATHROOM

10'2" x 10'0" (3.12 x 3.05)

Modern (recently replaced) three piece suite comprising a bathtub with mixer tap and handheld shower attachment, separate shower cubicle with glass screen and sliding shower doors with dual attachment mains shower, freestanding wash basin with waterfall style mixer tap, storage cabinets beneath and splashbacks, wall mounted mirror, chrome ladder towel radiator, hardwood framed double glazed window to the side (with fitted blind), extractor fan, vertical radiator, spotlights, boiler cupboard housing the gas fired combination boiler (for central heating and hot water).

SEPARATE WC

5'8" x 3'0" (1.74 x 0.93)

Housing a push flush WC, hardwood framed double glazed window to the rear, coving.

OUTSIDE

To the front of the property, there is a lowered kerb entry point leading to a tarmac driveway with decorative block paved edging providing off-street parking and leading to the reduced sized garage with up and over door, the driveway continues to provide a sweeping pathway leading to the front entrance door and separate pedestrian access with decorative brick retaining wall. The front also offers a shaped garden lawn with planted beds and rockery housing a variety of mature bushes, shrubs and plants. Decorative plum slate chippings to one side and pedestrian access leads into the rear garden. Situated at the front of the driveway, there is an external power point.

TO THE REAR

The rear garden is private and non-overlooked with timber fencing, concrete posts and gravel boards to the boundary lines, split into various sections with a shaped lawn, raised gravel patio area, decorative plum slate chippings, Indian sandstone pathway leading to a raised patio area with decorative stone and gravel, raised flowerbeds housing a variety of bushes, shrubs, trees and plants. External water tap, power point and security lights. Personal access door into the utility.

UTILITY

8'8" x 7'10" (2.65 x 2.41)

Externally accessed via a uPVC panel and double glazed door from within the garden, fitted base storage cupboards with roll top work surface space above incorporating an inset single sink and draining board with central cold feed mixer tap, plumbing for washing machine, space for tumble dryer, fitted shelving, additional worktop with under-counter space for fridge or freezer, power and lighting points, personal access door into the garage.

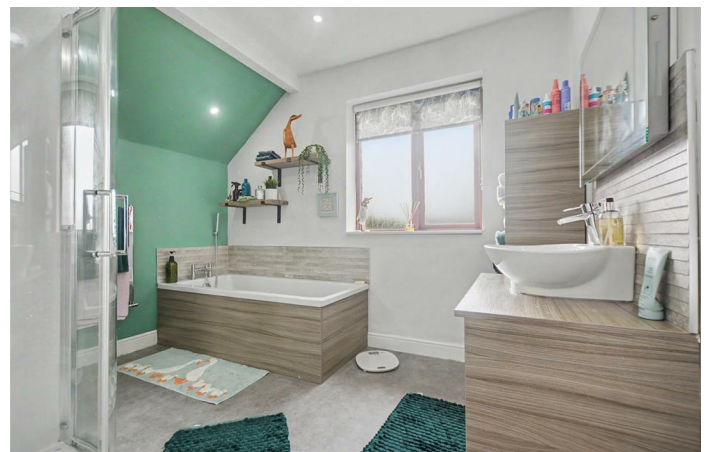
GARAGE

10'7" x 9'5" (3.25 x 2.89)

Reduced size garage. Up and over door to the front, power and lighting, uPVC double glazed window to the side.

DIRECTIONS

From Ilkeston town centre, proceed along Derby Road heading in the direction of West Hallam. Take a right hand turn onto Moss Road. The property can be found on the right hand side.



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 (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.