

Millfield Close
Shipleigh View, Derbyshire DE7 9JX

£250,000 Freehold

AN EXTENDED THREE BEDROOM SEMI
DETACHED HOUSE SITUATED IN A QUIET
RESIDENTIAL CUL DE SAC.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS WELL PRESENTED EXTENDED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS QUIET RESIDENTIAL CUL DE SAC.

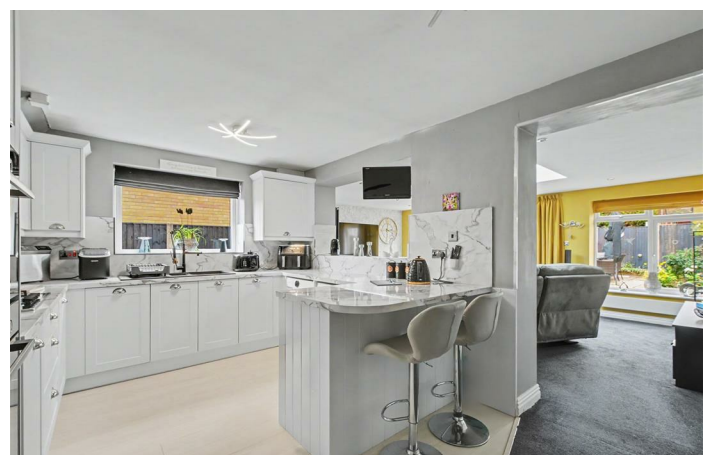
With accommodation over two floors, the ground floor comprises entrance hall, living room, full width kitchen and extension sitting room to the ground floor. The first floor landing then provides access to three bedrooms and a modern three piece bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, ample block paved off-street parking to the front, as well as a generous enclosed rear garden.

The property is located in this popular residential cul de sac on Shipley View, offering easy access to the Nutbrook Trail and Shipley Country Park, as well as the schooling for all ages, shops, services and amenities in Ilkeston town centre which is just a short distance away.

There is also easy access to Ilkeston train station and other great transport links.

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



PORCH

5'10" x 4'1" (1.80 x 1.27)

uPVC panel and double glazed front entrance door, staircase rising to the first floor, radiator, double glazed window to the side (with fitted blinds). Door to living room.

LIVING ROOM

13'6" x 12'0" (4.12 x 3.67)

Double glazed window to the front (with fitted blind), radiator, wall hung remote controlled electric fire, media points, useful understairs storage cupboard. Door to kitchen.

KITCHEN

15'1" x 10'0" (4.61 x 3.06)

Comprising a matching range of fitted base and wall storage cupboards and drawers, with marble style square edge work surfacing incorporating fitted "CDA" five ring gas hob with extractor canopy over. In-built double "Bosch" oven, integrated fridge/freezer and dishwasher, space for tumble dryer, as well as plumbing for the washing machine, double glazed window to the side (with fitted blinds), vertical radiator, matching counter top breakfast bar. Opening through to the sitting room.

SITTING ROOM

20'4" x 14'2" (6.20 x 4.32)

Double glazed French doors opening out to the rear garden with double glazed windows to either side (with fitted blinds), additional double glazed window to the front (with fitted blind), two vertical radiators, two electric panel heaters, wall mounted remote controlled electric fire. A real feature to the extension is the domed glass ceiling with spotlights surrounding.

FIRST FLOOR LANDING

Decorative wood spindle balustrade, double glazed window to the side (with fitted blinds), spotlights. Doors to all bedrooms and bathroom.

BEDROOM ONE

12'5" x 9'2" (3.81 x 2.80)

Double glazed window to the rear overlooking the rear garden, radiator, spotlights.

BEDROOM TWO

11'10" x 9'3" (3.63 x 2.83)

Double glazed window to the front, radiator, spotlights, loft access point to a lit and insulated loft space.

BEDROOM THREE

9'2" x 6'6" (2.80 x 2.00)

Double glazed window to the front, radiator, boiler cupboard housing the gas fired combination boiler (for central heating and hot water) with additional shelving.

BATHROOM

6'3" x 5'5" (1.93 x 1.66)

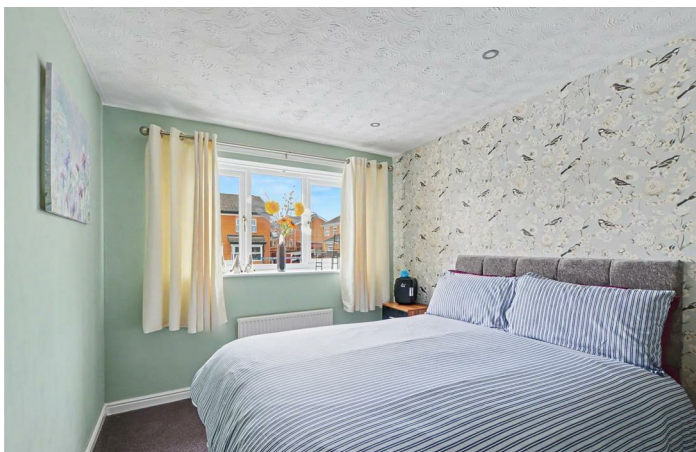
Modern white three piece suite comprising panel bath with glass shower screen, mixer tap and dual attachment mains shower over, hidden cistern push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Fully tiled walls and floor, chrome ladder towel radiator, double glazed window to the rear (with fitted blinds), panelled ceiling with inset spotlights, extractor fan.

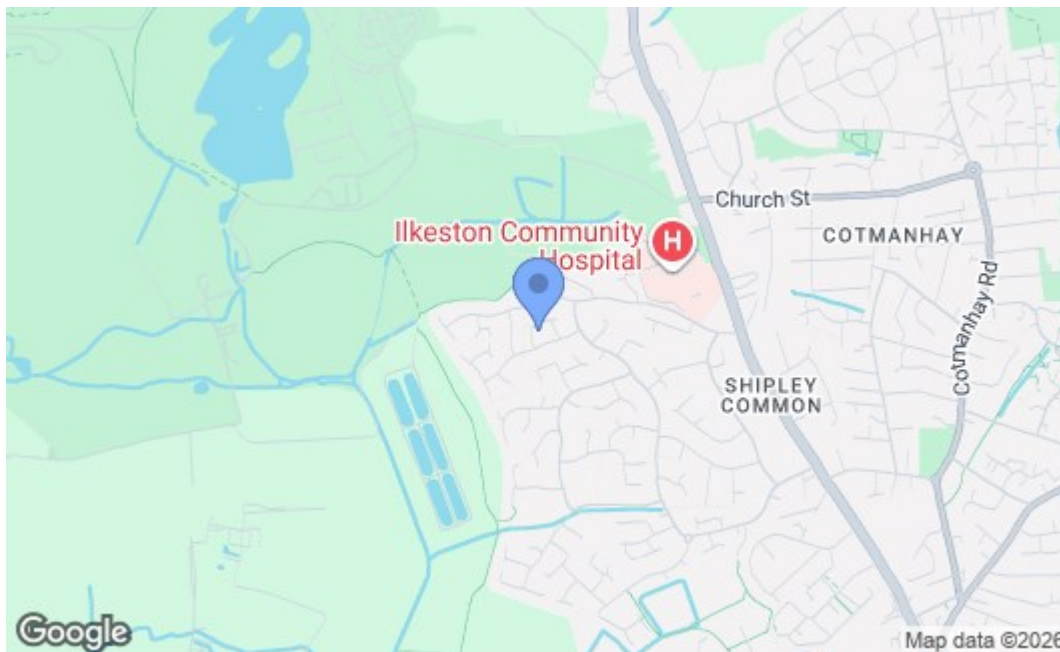
OUTSIDE

A lowered kerb entry point to a spacious block paved driveway providing ample off-street parking to the front and down the left hand side of the property. Side access leads to the enclosed rear garden.

TO THE REAR

The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary lines offering privacy and security. Designed for ease of maintenance being predominantly paved with planted borders around. Within the garden there is a good size timber storage shed tucked away in the top left hand corner (with the benefit of power and lighting). There is an outside tap, outside power and external lighting points.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(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			
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.