



**Repton Drive
Ilkeston, Derbyshire DE7 5ES**

£210,000 Freehold

A THREE BEDROOM SEMI DETACHED
HOUSE OFFERED FOR SALE WITH NO
UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET FOR THE FIRST TIME IN OVER 60 YEARS THIS THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS QUIET RESIDENTIAL CUL DE SAC. OFFERED FOR SALE WITH NO UPWARD CHAIN. BACKING ONTO THE EREWASH CANAL.

With accommodation over two floors, the ground floor comprises entrance hall, through lounge/diner and kitchen. The first floor landing provides access to three bedrooms and a shower room.

The property also benefits from gas fired central heating, double glazing, ample off-street parking, as well as front and rear gardens.

The property is positioned in this quiet residential cul de sac location, backing onto the Erewash Canal to the rear.

There is also easy access to the shops, services and amenities in Ilkeston town centre, good transport links, schooling and open countryside.

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



ENTRANCE HALL

11'9" x 6'4" (3.60 x 1.94)

uPVC panel and double glazed front entrance door with double glazed window and uPVC panel to the side of the door, telephone point, staircase rising to the first floor with decorative wood spindle balustrade, alarm control panel, display plate rack, dado rail, coving, radiator. Door to lounge/diner and archway to kitchen.

THROUGH LOUNGE/DINER

22'2" x 10'11" (6.76 x 3.35)

Double glazed window to the front, sliding double glazed patio doors opening out to the rear garden, two radiators, media points, display plate rack, coving, wall light points, central chimney breast incorporating an Adam-style fire surround with tiled insert and hearth housing a coal-effect fire.

KITCHEN

10'2" x 7'10" (3.12 x 2.40)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating single sink and draining board with tiled splashbacks. Space for cooker, under-counter fridge/freezer and washing machine, wall mounted gas fired boiler, double glazed window to the rear (with fitted blind), uPVC panel and double glazed exit door onto the driveway, coving, useful understairs storage pantry with shelving, double glazed window to the side, gas and electricity meters, consumer unit.

FIRST FLOOR LANDING

Double glazed window to the side, coving, dado rail, loft access point, doors to all bedrooms and shower room.

BEDROOM ONE

11'5" x 11'5" (3.48 x 3.49)

Double glazed window to the front, radiator.

BEDROOM TWO

11'3" x 9'11" (3.45 x 3.04)

Double glazed window to the rear overlooking the rear garden and canal beyond, radiator, coving, airing cupboard with water cylinder and shelving.

BEDROOM THREE

8'0" x 7'5" (2.46 x 2.27)

Double glazed window to the front, radiator, coving, wall mounted shelving.

SHOWER ROOM

6'0" x 5'10" (1.84 x 1.78)

Three piece suite comprising a walk-in wet room style shower with electric shower, shower seat, grab rail and anti-slip flooring, wash hand basin, push flush WC. Tiling to the majority of the walls, double glazed window to the rear, radiator, coving, extractor fan.

OUTSIDE

The property is approached via a lowered kerb leading to a driveway which runs down the right hand side of the property providing ample off-street parking. The front garden is predominantly gravelled with an array of bushes and shrubbery with hedgerow to the boundary line. The rear garden is enclosed to the sides and rear with concrete post gravel boards and timber fencing with rear access pedestrian gate leading onto the canal beyond. The garden has a continuation of the driveway from the front providing further parking to the rear (if required), generous lawn, paved patio area (ideal for entertaining), decorative gravel stones and borders housing a variety of bushes and shrubbery.

DIRECTIONS

Upon entering Ilkeston from Trowell onto Nottingham Road, take a right hand turn just after Asda petrol station and continue to the "T" junction. Turn right. At the end of the road, turn left and first right onto Repton Drive, the property can be found towards the end of the cul de sac, identified by our For Sale board.

AGENTS NOTE

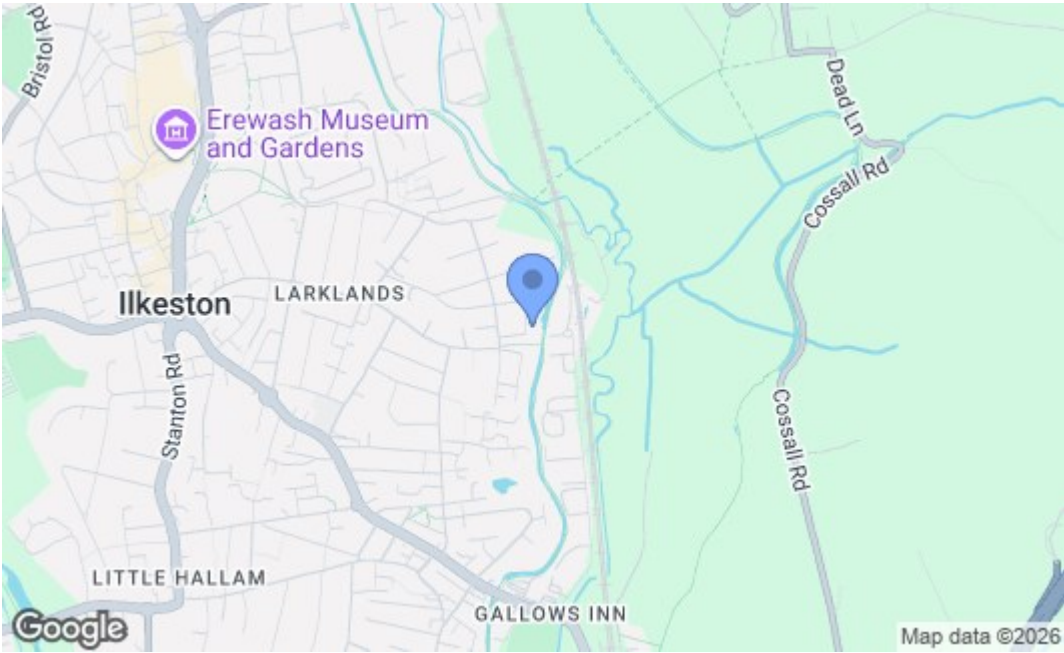
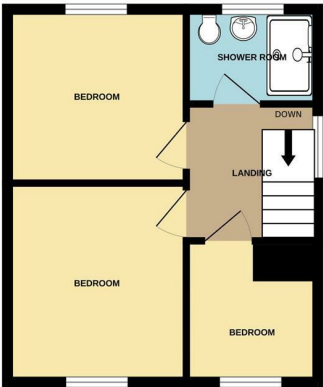
Some of the internal images have virtual staging to give an impression of how to furnish the property.



GROUND FLOOR



1ST FLOOR



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 (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		

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.