



Charlotte Street  
Ilkeston, Derbyshire DE7 8LH

**£355,000 Freehold**

A CHARACTERFUL VICTORIAN BAY FRONTED THREE BEDROOM THREE RECEPTION ROOM SEMI DETACHED HOUSE CONSTRUCTED IN 1897.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS CHARACTERFUL BAY FRONTED VICTORIAN THREE BEDROOM THREE RECEPTION ROOM SEMI DETACHED HOUSE CONSTRUCTED IN 1897 SITUATED IN THE NORTH END OF ILKESTON BORDERING SHIPLEY.

This characterful property boasts accommodation over two floors which comprises an entrance hallway, bay fronted living room, conservatory, dining/sitting room, kitchen and utility conservatory to the ground floor. The first floor landing provides access to three bedrooms, separate WC and modern bathroom suite. To the lower ground floor, there is a three compartment cellar accessed via a staircase from the kitchen.

The property sits beautifully within its own grounds with gated access/entrance ample off-street parking and well established mature gardens boasting a wide variety of specimen bushes, shrubs, trees and plants.

There is certain scope to further extend or develop the site (subject to necessary permissions).

The property is located favourably within the North end of Ilkeston bordering Shipley, which provides easy access to the shops and services within Ilkeston centre. There is also easy access to open countryside, transport links including the Ilkeston train station, and nearby schooling for all ages including the incredibly local Granby Junior School.

We believe that the property offers the space internally and externally for that of a growing family and we highly recommend an internal viewing to fully appreciate everything on offer.



## ENTRANCE HALL

3'3" x 2'11" (1.01 x 0.91)

Panel and double glazed front entrance door, staircase rising to the first floor, two doors internally leading to the living room and dining/sitting room.

## LIVING ROOM

17'2" x 12'11" (5.25 x 3.94)

Double glazed bay window to the front, decorative coving, ceiling rose, dado rail, media points and central chimney breast with decorative Adam-style fireplace incorporating inset multi fuel stove on marble hearth and exposed brick behind. Door to conservatory.

## CONSERVATORY

12'5" x 11'2" (3.80 x 3.42)

Brick and double glazed construction with pitched ceiling and electric ceiling fan, uPVC panel and double glazed exit door to outside.

## SITTING/DINING ROOM

14'11" x 12'11" (4.56 x 3.95)

With double glazed window to the front, decorative coving, ceiling rose, dado rail, media points and Adam-style fire surround with tiled hearth and inset fire.

## BREAKFAST KITCHEN

24'9" x 9'0" (7.56 x 2.75)

The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating one and a half bowl sink unit with draining board and central mixer tap. Decorative tile splashbacks, space for kitchen appliances, breakfast bar area, decorative Adam-style fireplace and display shelving with inset focal Aga unit, double glazed window to the rear, radiator, door and staircase leading down to the three compartment cellar, spotlights, plumbing for washing machine, wall mounted gas fired central heating boiler, panel and double glazed exit door to conservatory porch.

## CELLAR COMPARTMENT ONE

15'10" x 12'5" (4.83 x 3.79)

## CELLAR COMPARTMENT TWO

14'1" x 6'1" (4.31 x 1.86)

## CELLAR COMPARTMENT THREE

14'4" x 6'3" (4.39 x 1.91)

## CONSERVATORY PORCH

8'11" x 4'11" (2.74 x 1.50)

uPVC panel and double glazed construction with exit door to outside.

## FIRST FLOOR LANDING

Doors to all bedrooms, bathroom and separate WC.

## BEDROOM ONE

14'1" x 12'10" (4.31 x 3.92)

With double glazed windows to the front and side, useful overstairs storage cabinet, coving, ceiling rose, dado rail, decorative Adam-style fireplace.

## BEDROOM TWO

14'2" x 12'9" (4.32 x 3.90)

With double glazed window to the front, radiator, decorative ceiling rose, display fireplace.

## BEDROOM THREE

11'1" x 8'5" (3.38 x 2.59)

With double glazed window, radiator.

## BATHROOM

9'0" x 9'2" (2.76 x 2.81)

Four piece suite comprising separate shower cubicle area with dual attachment mains shower and glass shower screen, corner bath with bath seat, mixer tap and tile splashbacks with display mirror behind, wash hand basin with mixer tap, tile splashbacks and storage cabinets beneath, push flush WC, double glazed window to the rear, wall light points.

## SEPARATE WC

5'8" x 2'11" (1.73 x 0.90)

Push flush WC, double glazed window to the rear.

## OUTSIDE

The property is approached via a recently re-laid tarmac driveway approach from Charlotte Street with a decorative block paved edging. This then leads into the property itself via double opening wrought iron gates to a sweeping driveway providing off-street parking for several vehicles. Gated access/entrance. This is edged with a planted border and decorative chippings housing a wide variety of specimen bushes, shrubs, trees and plants. Beyond the driveway there is a paved patio seating area screen via a brick boundary wall. This then provides access to the rear part of the property where some useful storage areas can be found. From the driveway, there is stepped access leading to the front entrance door with decorative brickwork and coping stones on entrance to the front door.

## DIRECTIONS

Leave Ilkeston from the Tesco roundabout in the direction of Shipley, proceeding up the hill before taking an eventual right hand turn just after the Granby Infant and Junior School onto Charlotte Street. The property can then be found on the right hand side down its own driveway identified by the plaque number 67. Ref: 8173NH



