



Derbyshire Drive
Ilkeston, Derbyshire DE7 4LG

AN EXTENDED THREE BEDROOM SEMI
DETACHED HOUSE.

£235,000 Freehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND EXTENDED THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors comprising entrance hall, living room with feature multi-fuel burning stove, spacious dining kitchen with integrated appliances, separate utility area, and a four piece bathroom suite to the ground floor. The first floor landing provides access to three bedrooms (principal bedroom with en-suite toilet facility).

The property also benefits from gas fired central heating from a recently replaced combination boiler located in the outside store room, double glazing, block paved driveway providing off-street parking, and enclosed garden to the rear with useful garden store with power and lighting.

The property is located within close proximity of the shops and services within Ilkeston High Street. There is also easy access to good nearby transport links including Ilkeston train station, a variety of schooling and healthcare needs, and open countryside.

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



HALL

3'6" x 3'3" (1.08 x 1.01)

uPVC panel and double glazed front entrance door, staircase rising to the first floor, radiator, wall mounted electrical meter box. Door to lounge.

LOUNGE

11'10" x 11'9" (3.62 x 3.59)

Double glazed window to the front (with fitted blinds), radiator, wooden parquet flooring, media points, decorative brick chimney breast incorporating a feature multi-fuel burning stove. Door to kitchen.

DINING KITCHEN

19'2" x 9'6" (5.85 x 2.92)

The kitchen area comprises a contrasting range of fitted base and wall storage cupboards and drawers with in-built wine rack, solid oak worktop, fitted five ring gas hob with extractor over and oven beneath, plumbing for dishwasher, inset sink unit with mixer tap, natural slate flooring with water based underfloor heating, spotlights, opening through to the dining area with ample space for dining table and chairs, further spotlights, domed uPVC double glazed ceiling light, sliding double glazed patio doors opening out to the rear garden deck.

UTILITY ROOM

8'11" x 4'11" (2.72 x 1.51)

Fitted matching double wall mounted storage cupboards, marble-effect roll top work surfaces with plumbing and space underneath for washing machine and tumble dryer. Space for full height fridge/freezer, double glazed window to the side, tiled floor, spotlights, radiator. Door back to the kitchen and further door to the bathroom.

BATHROOM

10'0" x 5'3" (3.05 x 1.62)

Modern white four piece suite comprising spa bath with mixer tap and handheld shower attachment, separate tiled shower cubicle with Mira electric shower and glass shower screen/door, push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Majority wall tiling, vertical radiator, spotlights, extractor fan, wall mounted bathroom cabinet and attached mirror, double glazed window to the side.

FIRST FLOOR LANDING

Double glazed window to the side, loft access point to an insulated and loosely boarded loft space. Doors to all three bedrooms.

BEDROOM ONE

11'10" x 10'7" (3.61 x 3.23)

Double glazed window to the front (with fitted roller blind), radiator, laminate effect, vinyl flooring. Door to en-suite WC.

EN-SUITE WC

5'10" x 2'5" (1.78 x 0.76)

Two piece suite comprising push flush WC and wash hand basin with hot/cold water feed, tiled storage shelf and storage cabinets beneath. Fully tiled walls, extractor fan, mains light, chrome ladder towel radiator.

BEDROOM TWO

10'10" x 8'5" (3.31 x 2.58)

Double glazed window to the rear (with fitted blinds), radiator, storage cupboard with shelving.

BEDROOM THREE

6'11" x 6'8" (2.11 x 2.05)

Double glazed window to the rear (with fitted blinds), radiator.

OUTSIDE

To the front of the property there is a lowered kerb entry point to a block paved driveway providing side-by-side off-street parking for two cars comfortably with planted borders housing a variety of bushes and shrubbery, decorative brick wall to the boundary line. Gated access leading down the right hand side of the property leading through to the rear garden. Down the side of the property there is access to the boiler house which houses the recently replaced gas fired combination boiler (for central heating and hot water purposes).

TO THE REAR

There is an initial decked entertaining space which then leads onto a lower lawn and additional patio to the foot of the plot. The garden is enclosed by timber fencing and hedgerow to the boundary line and offers an external lighting point and water tap. To the foot of the plot, there is a useful garden store with double doors, power and lighting.

DIRECTIONAL NOTE

From the main Ilkeston roundabout, proceed away from the town centre along Stanton Road, before taking an eventual right hand turn onto Hobson Drive. Continue along and take a left hand turn onto Derbyshire Drive and the property can be found on the right hand side identified by our For Sale board. Ref: 8319NH



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(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.