



Elka Road  
Ilkeston, Derbyshire DE7 4SE

**£350,000 Freehold**

MODERN FIVE BEDROOM DETACHED  
HOUSE.





If you are a growing family looking for a ready to move into home, this modern FIVE bedroom detached house could be perfect for you.

Built in 2018, this modern and contemporary home offers surprisingly spacious and flexible accommodation with features including two reception rooms, the second currently used as a playroom but could equally be used as a study, second sitting room or dining room. There is a generous open plan family dining kitchen with useful separate utility room and there is a cloaks/WC.

The first floor landing provides access to five well proportioned bedrooms, great for growing families but also ideal for those looking to work from home with additional study space required. The principal bedroom has an en-suite shower room and there is a family bathroom. The loft has been professionally boarded to provide for additional storage space.

This energy efficient home benefits from gas fired central heating served from a combination boiler and is double glazed throughout. The driveway provides ample off-street parking and leads to a single brick built garage.

The property has a good sized rear garden, landscaped with patio and lawn. Located in this quickly established residential development, known as 'Elka's Rise', conveniently located for both families and commuters alike, as there is a local primary school within walking distance, regular bus service and the market town centre of Ilkeston within easy reach. There are good road networks to the larger cities of Derby and Nottingham. For those who enjoy the outdoors, open countryside is not too far away.

A kerbside glance is not enough to appreciate the accommodation on offer and therefore we recommend an early internal viewing.



## HALLWAY

Radiator, stairs to the first floor, composite double glazed front entrance door.

## LIVING ROOM

16'2" x 10'8" (4.95 x 3.26)

Contemporary electric flame effect fire, radiator, double glazed window to the front.

## PLAYROOM

9'11" x 8'3" (3.04 x 2.54)

A versatile room that could equally be used as a separate dining room, study or second sitting room. Radiator, double glazed window to the front.

## FAMILY DINING KITCHEN

26'6" x 8'5" (8.10 x 2.57)

A spacious family dining kitchen, the kitchen area comprises a range of modern fitted wall, base and drawer units with contrasting work surfacing and inset one and a half bowl sink unit with draining board. Built-in electric oven, hob and extractor hood over. Plumbing and space for dishwasher. There is a small breakfast bar dividing the kitchen area to the open plan dining area. Two double glazed windows and double glazed French doors opening to the rear garden.

## UTILITY ROOM

8'3" x 5'5" (2.53 x 1.67)

Base cupboards with contrasting work surfacing, plumbing and space for washing machined, space for tumble dryer. Cupboard housing wall mounted gas combination boiler (for central heating and hot water). Double glazed rear exit door.

## CLOAKS/WC

Accessed from the hallway with wash hand basin, low flush WC, radiator.

## FIRST FLOOR LANDING

A fitted linen cupboard. Doors to bedrooms and family bathroom. Ladder to professionally boarded loft providing a useful storage facility.

## BEDROOM ONE

10'11" x 9'8" (3.33 x 2.97)

Radiator, double glazed window to the front. Door to ensuite.

## EN-SUITE

Incorporating a three piece suite comprising wash hand basin, low flush WC, shower cubicle with dual attachment mains shower. Air extractor, radiator, double glazed window.

## BEDROOM TWO

14'0" x 8'6" (4.27 x 2.61)

Radiator, double glazed window to the front.

## BEDROOM THREE

10'6" x 8'10" (3.21 x 2.70)

Radiator, double glazed window to the rear.

## BEDROOM FOUR

8'8" x 7'1" (2.65 x 2.18)

Radiator, double glazed window to the rear.

## BEDROOM FIVE

10'0" x 8'8" (3.05 x 2.66)

Radiator, double glazed window to the rear.

## FAMILY BATHROOM

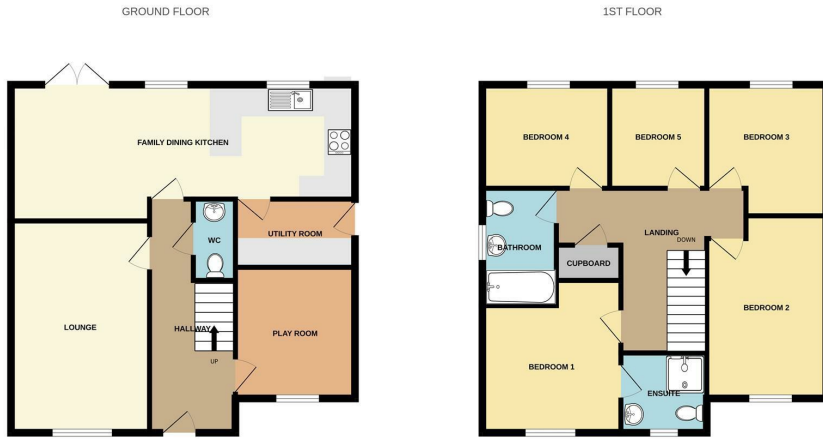
Incorporating a three piece suite comprising wash hand basin, low flush WC, bath with electric shower over. Partially tiled walls, radiator, double glazed window.

## OUTSIDE

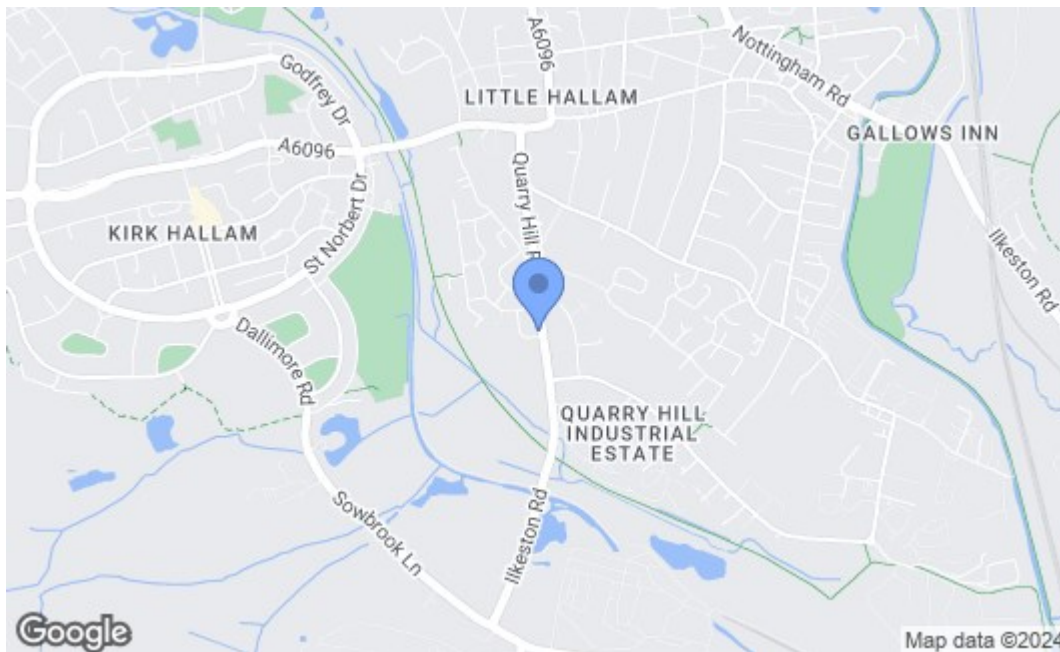
The property is situated on a corner position, with an open plan front garden (gravelled for ease of maintenance), there is a side garden which is open plan and laid to lawn. A driveway provides off-street parking for up to three cars which leads to a brick built single garage. The rear garden is enclosed laid mainly to lawn with patio area.







Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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