

Stanton Road
Ilkeston, Derbyshire DE7 5FQ

£260,000 Freehold

A SUBSTANTIAL THREE STOREY SIX
BEDROOM TWO BATHROOM THREE
TOILET BAY FRONTED SEMI DETACHED
HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SUBSTANTIAL PERIOD BAY FRONTED THREE STOREY SIX BEDROOM TWO BATHROOM THREE TOILET SEMI DETACHED HOUSE SITUATED CLOSE TO ILKESTON TOWN CENTRE.

With accommodation over three floors comprising an entrance hallway, bay fronted living room, central dining room with useful understairs storage space, rear kitchen with utility area, rear lobby and ground floor WC. The first floor landing then provides access to four of the six bedrooms, with family bathroom suite. A further staircase rises to the top floor where two further bedrooms and a shower room can be found.

The property also benefits from gas fired central heating from combination boiler, easy to maintain enclosed courtyard style garden to the rear, and off-street parking to the front.

The property is situated within walking distance of the shops and services within Ilkeston town centre. There is also easy access to open countryside and good transport links including the nearby Ilkeston train station.

We believe the property would make for an extensive family home due to the overall footprint of the property on three floors. We highly recommend an internal viewing for those looking for a large family home.



ENTRANCE HALLWAY

21'8" x 4'1" (6.61 x 1.25)

uPVC panel and double glazed front entrance door with double glazed window above the door, radiator, laminate flooring, decorative coving, telephone point. Doors to living room and dining room. Central staircase rising to the first floor.

LOUNGE

16'4" x 13'6" (5.00 x 4.13)

Double glazed bay window to the front (with fitted blinds), decorative coving, ceiling rose, dado rail, radiator, wall light points, media points, central tiled chimney breast with multiple inset power sockets, shelving and provision for wall mounted TV cables.

DINING ROOM

14'0" x 13'5" (4.28 x 4.09)

Double glazed window to the rear, radiator, laminate flooring, coving, wall light points, central stone effect electric fire and door to a useful understairs storage space, continuation of the laminate flooring, lighting, shelving.

KITCHEN

12'2" x 8'10" (3.72 x 2.71)

The kitchen comprises a contrasting range of fitted base and wall storage cupboards with marble effect square edge work surfacing incorporating one and a half bowl sink unit with draining board and central mixer tap. Integrated washing machine and dishwasher, range cooker with multiple ovens and five ring gas top burner and warming plate with extractor fan over, in-built eye level microwave, integrated wine cooler, decorative tiled floor, contrasting tiled splashbacks, plinth lighting, wall mounted central heating thermostat, two double glazed sash-style windows to the sides (both with fitted blinds), uPVC panel and double glazed exit door to outside (with inset fitted blind). Door to rear lobby. Opening through to a utility section with full height storage cabinets, matching to the kitchen tiled floor, space for an American-style fridge/freezer.

REAR LOBBY

3'8" x 2'5" (1.12 x 0.76)

Double glazed window to the rear, tiled floor, tiling to dado height, wall mounted double storage cabinet, vertical radiator. Door to WC.

WC

4'10" x 3'6" (1.48 x 1.07)

Modern two piece suite comprising hidden cistern push flush WC, wash hand basin with mixer tap and storage cabinet beneath, tiling to dado height, tiled floor, double glazed window to the rear, display shelving, wall mounted 'Glow Worm' gas fired combination boiler (for central heating and hot water purposes).

FIRST FLOOR LANDING

Double glazed window to the side, decorative wood spindle balustrade, radiator, further staircase rising to the second floor. Doors to four bedrooms and family bathroom.

BEDROOM ONE

13'6" x 11'6" (4.13 x 3.52)

Two double glazed windows to the front, radiator, TV point.

BEDROOM TWO

10'0" x 9'1" (3.05 x 2.79)

Double glazed window to the rear, radiator, wall mounted shelving.

BEDROOM THREE

13'6" x 6'9" (4.14 x 2.06)

Double glazed window to the front, radiator.

BEDROOM FOUR

9'0" x 8'0" (2.75 x 2.45)

Double glazed window to the side, radiator.

FAMILY BATHROOM

11'1" x 5'8" (3.40 x 1.73)

Modern white four piece suite comprising freestanding bathtub with high end swan-neck mixer tap and handheld shower attachment, push flush WC, separate shower cubicle with dual attachment mains ran and drench shower, wash hand basin with mixer tap and storage cabinets beneath. Partial wall tiling, tiled floor, spotlights, extractor fan, chrome finished radiator.

SECOND FLOOR LANDING

Double glazed window to the side. Doors to bedrooms five and six, and shower room. Useful over the stairs fitted storage cupboard.

BEDROOM FIVE

17'11" x 8'3" (5.47 x 2.54)

Double glazed Velux window to the front, additional dormer-style window (with fitted blind), radiator, eaves storage space and fantastic countryside views to the front.

BEDROOM SIX

12'6" x 9'1" (3.82 x 2.79)

Two double glazed dormer windows to the rear, two radiator, laminate flooring, fitted to one wall wardrobes with sliding doors.

SHOWER ROOM

6'3" x 5'8" (1.93 x 1.75)

Modern white three piece suite comprising walk-in double sized shower cubicle with dual fed drench and handheld shower attachments, glass shower screen, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Tiling to the floor, ladder towel radiator, LED lit wall mounted bathroom mirror.

OUTSIDE

To the front of the property there is a lowered kerb entry point providing access to a driveway running down the left hand side of the property providing off-street parking, pedestrian gated access into the rear garden. Pathway screened by mature hedgerow to the boundary line offering privacy from the roadside giving access to the front entrance porch and door.

TO THE REAR

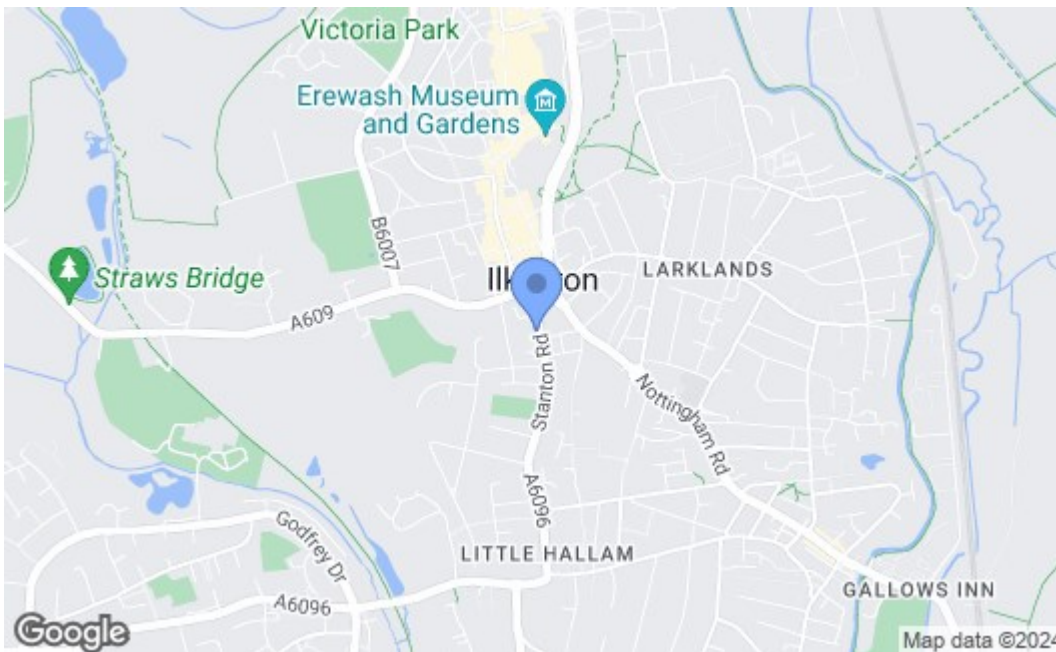
The rear garden is enclosed, designed for straightforward maintenance being predominantly paved making an ideal entertaining area with a good size timber storage shed, pedestrian gated access onto the driveway and useful rear storage area with lighting.

DIRECTIONAL NOTE

From the main Ilkeston roundabout at the town centre, proceed onto Stanton Road heading in the direction of Kirk Hallam. The property can then be found on the right hand side, identified by our For Sale board.



Robert Ellis
ESTATE AGENTS



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			
		67	79
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.