



Brook Street  
Ilkeston, Derbyshire DE7 5BJ

**Offers Over £300,000 Freehold**

A TARDIS-LIKE THREE STOREY, FOUR BEDROOM SEMI DETACHED HOUSE.





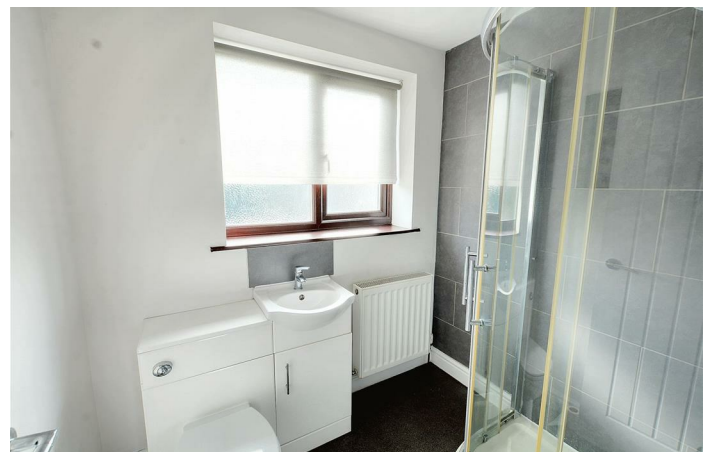
ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TARDIS-LIKE SPACIOUS AND EXTENDED THREE STOREY, FOUR BEDROOM, TWO BATHROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

With accommodation over three floors comprising entrance hall with useful understairs storage cupboard, spacious bay fronted living room, open plan family dining kitchen, family/dining room to the ground floor. The first floor landing then provides access to three bedrooms (one of the bedrooms with en-suite facilities), and family bathroom suite. A further staircase then rises to the top floor fourth bedroom.

The property also benefits from gas fired central heating from a gas fired combination boiler (installed 2023), ample off-street parking to the front, covered car port, generously sized detached garage to the rear with individually accessed rear workshop which has power and lighting, and a good size back garden (ideal for families).

The property is located to the Trowell-side of Ilkeston, offering easy access to the neighbouring towns of Stapleford and Beeston, as well as the shopping facilities and amenities on offer in Ilkeston itself. There is also easy access to ample outdoor space, including the Nottinghamshire Canal Path, nearby schooling, healthcare needs and shopping facilities.

Due to all of the above mentioned points, we believe the property would make an ideal family home and highly recommend an internal viewing.



### ENTRANCE HALL

15'1" x 6'2" (4.61 x 1.89)

uPVC panel and double glazed front entrance door, double glazed window to the side (with fitted roller blinds), staircase rising to the first floor, radiator, spotlights, tiled floor, useful understairs storage cupboard. Door to open plan "L" shaped family dining kitchen.

### FAMILY DINING KITCHEN

max 18'2" reducing to 9'8" x 17'7" (max 5.56 reducing to 2.97 x 5.38)

"L" shaped kitchen area comprises a matching range of fitted base and wall storage cupboards with roll top marble effect work surfaces incorporating one and half bowl sink unit with draining board and central mixer tap. Plumbing for washing machine, integrated dishwasher, fitted four ring hob with extractor over and oven beneath, space for further under-counter kitchen appliance, uPVC panel and double glazed exit door to car port. Double glazed window to the rear (with fitted roller blinds), spotlights, radiator, tiled floor. Opening through to the dining area with matching tiled floor and further spotlights. This area then opens out to the front living room and rear sitting/dining area.

### DINING AREA

9'9" x 8'2" (2.98 x 2.50)

Brick and double glazed, plastered walls, tiled floor, radiator, double glazed windows to the side (with individually fitted roller blinds), double glazed French doors with matching fitted roller blinds opening out to the rear garden.

### LIVING ROOM

19'5" x 11'1" (5.92 x 3.38)

Double glazed bow window to the front (with fitted blinds), coving, media points, central chimney breast incorporating tiled insert with a multi fuel burning stove.

### FIRST FLOOR LANDING

Doors to three of the four bedrooms, access to the family bathroom, door to inner landing.

### BEDROOM TWO

14'7" x 6'7" (4.46 x 2.02)

Double glazed window to the front, radiator, spotlights, coving, loft access point with ladder access to storage space above the extension and further door to en-suite.

### EN-SUITE

6'7" x 5'11" (2.02 x 1.82)

Three piece suite comprising tiled corner shower cubicle with Mira Sport electric shower, wash hand basin with mixer tap, storage cabinet beneath, hidden cistern push flush WC. Double glazed window to the rear (with fitted roller blind), radiator, partially tiled walls, spotlights.

### BEDROOM ONE

13'5" x 9'10" (4.11 x 3.00)

Double glazed window to the front, radiator, coving, fully fitted to one wall centrally mirror fronted sliding door wardrobes.

### BEDROOM THREE

10'11" x 7'10" (3.33 x 2.41)

Double glazed window to the rear (with fitted roller blind) overlooking the rear garden, radiator, coving, TV point.

### FAMILY BATHROOM

7'4" x 6'7" (2.24 x 2.01)

Modern white three piece suite comprising "P" shaped bath with glass shower screen, central mixer tap and mains shower over, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Partial wall tiling, double glazed window to the rear, chrome heated ladder towel radiator.

### INNER LANDING

10'3" x 5'8" (3.13 x 1.75)

Double glazed window to the front (with fitted roller blind), radiator, staircase rising to the top floor.

### TOP FLOOR BEDROOM FOUR

17'9" x 8'5" (5.43 x 2.59)

Double glazed dormer style window to the rear (with fitted roller blind), useful eaves storage cupboards, radiator, spotlights, walk-in wardrobe.

### OUTSIDE

To the front of the property there is a lowered kerb entry point to a block paved driveway providing off-street parking for several cars with decorative brick wall and coping stones to the boundary line. Double gate style access to the car port which leads to the rear garden.

### COVERED CAR PORT

Double doors to the front, meter cupboard box x 2, wall light points, opening out into the rear garden.

### TO THE REAR

The rear garden has a block paved patio area (ideal for entertaining), outside water tap, the garden then leads onto an "L" shaped lawn section, all being enclosed by timber fencing to the boundary line with gated access beyond into the footpath for the canal. Within the garden there is a patio area to the rear of the garage, outside lighting points, greenhouse to the foot of the plot.

### DETACHED GARAGE

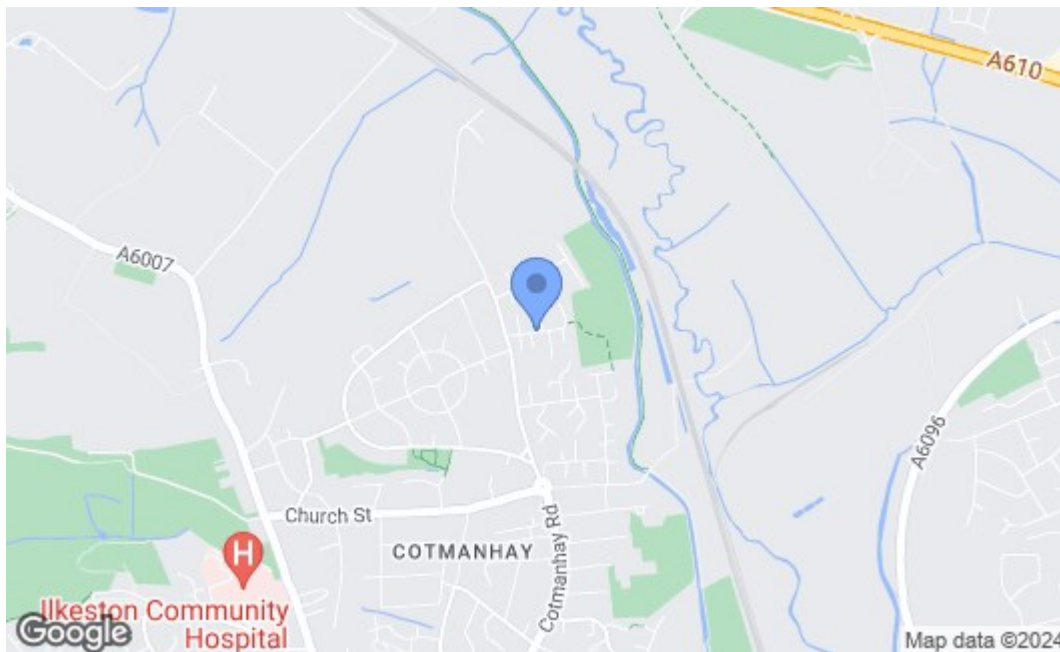
Split into two sections with the rear part of the garage doubling up as a workshop with power and lighting points. The front part of the garage has double opening doors to the front, power and lighting points, security light above the garage door.

### DIRECTIONAL NOTE

From our Stapleford Branch, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, veer left onto Pasture Road and proceed in the direction of Trowell. At the mini island, veer left and pass the entrance to the garden centre. At the "T" junction adjacent to St Helen's Church turn left onto Ilkeston Road, Trowell and continue onto Nottingham Road, Ilkeston. Take a right hand turn onto Brook Street and the property can be found on the right hand side, identified by our For Sale board.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.