



**Dorterry Crescent
Ilkeston, Derbyshire DE7 4DT**

£179,995 Freehold

AN EXTREMELY WELL PRESENTED,
DOUBLE FRONTED TWO BEDROOM SEMI
DETACHED HOUSE, POSITIONED ON A
GENEROUS OVERALL PLOT



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Robert Ellis are delighted to welcome to the market this extremely well presented, double fronted two bedroom semi detached house positioned on this generous overall plot with parking to the front.

With accommodation over two floors which comprises entrance hall, spacious front to back bay fronted living room, matching back to front L shaped bay fronted dining kitchen to the ground floor. The first floor landing then provides access to two bedrooms and a bathroom suite.

Other benefits to the property include gas central heating from combi boiler, double glazing, off street parking and generous gardens to both the front and rear.

The property itself is located favourably within close proximity of excellent nearby schooling, there is also easy access to a vast array of outdoor space and countryside and for those needing to commute there are options available including localised bus services, Ilkeston train station and good commuter links to and from Nottingham and Derby.

We believe the property itself, which is in ready to move into condition, would ideally suit that of a first time buyer or young family alike and we would highly recommend an internal viewing.



Entrance Hall

6'0" x 5'6" approx (1.85m x 1.7m approx)

UPVC panel and double glazed front entrance door with full height double glazed window to the side of the door, radiator with display cabinet, staircase rising to the first floor with decorative wood spindle balustrade, tiled floor, phone point and doors to living room and kitchen.

Front to Back Lounge

15'8" x 10'7" approx (4.78m x 3.24m approx)

With double glazed bay window to the front with three individually fitted blinds, two radiators, UPVC double glazed French doors opening out to the rear garden patio with fitted roller blind, media points and feature Adam style fireplace with coal effect inset fire.

L Shaped Dining Kitchen

16'5" x 14'11" approx (5.02m x 4.57m approx)

The kitchen is equipped with a matching range of fitted base and wall storage cabinets with marble effect square edged surfaces incorporating a Belfast sink unit with central spray hose mixer tap, plumbing for a washing machine and dishwasher, space for Range Master cooker with fitted matching extractor canopy over, integrated fridge and space for further kitchen appliances. Double glazed bay window to the front with three individually fitted blinds, additional double glazed window to the side with fitted roller blind, double glazed French doors opening out to the rear garden with fitted roller blind, wall mounted Baxi gas central heating combination boiler, for central heating and hot water purposes. Ample space for a dining table and chairs, radiator, tiled floor, air vent and drop down chandelier style lighting.

First Floor Landing

Double glazed window to the rear with fitted blinds, radiator, meter cupboard, decorative wood spindle balustrade, doors to both bedrooms and bathroom and loft access point with telescopic fitted loft ladders to a boarded, lit and insulated loft space.

Bedroom 1

14'5" x 10'8" approx (4.4m x 3.27m approx)

Dual aspect, bright and airy bedroom with double glazed windows to both the front and rear, both with fitted blinds, radiator and central chimney breast with decorative fireplace.

Bedroom 2

12'0" x 6'11" approx (3.66m x 2.12m approx)

Double glazed window to the front with fitted blinds, radiator and two fitted wardrobes sitting over the top of the staircase.

Bathroom

9'0" x 7'0" approx (2.75m x 2.15m approx)

Four piece suite comprising corner bath with bath seat, Victorian style mixer tap and hand held shower attachment, enclosed corner

shower cubicle with Triton electric shower and glass screen and doors, push flush w.c. and wash hand basin with mixer tap and storage cabinets beneath. Double glazed window to the rear with fitted roller blind, air vent and Victorian style vertical radiator.

Outside

To the front of the property there is a lowered curb entry point to a walled in tarmac driveway providing off street parking side by side for two vehicles. Pedestrian gate and pathway which provides access to the front entrance door with a generous front garden lawn, enclosed by brick wall and timber fencing to the boundary line. Planted gravel and rockery style borders housing a variety of bushes and shrubbery and access through to the rear garden.

The rear garden is enclosed by timber fencing and hedgerow to the boundary line with the garden itself being designed for low maintenance with decorative gravel stone chippings, block paving and circular patio area, ideal for entertaining, there is a timber storage shed with power and lighting which sits nearly at the top of the garden plot with a further initial patio/seating area accessed from the living room doors. Within the garden we have external power point, lighting and water tap.

Directions

From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre crossing the bridge onto Station Road. At the Sandiacre traffic light junction turn right onto Town Street and proceed parallel with the canal as if heading in the direction of Stanton by Dale. Continue round the bend onto Ilkeston Road and then along onto Lows Lane. At New Stanton turn right over the hump back bridge onto Quarry Hill Road and continue up the hill before taking a right hand turn onto Longfield Lane. Continue along and take the left hand side into Queens Avenue and the property can be found on the right hand side on the corner of Queens Avenue and Dortery Crescent.

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Unknown

Phone Signal – Unknown

Sewage – Mains supply

Flood Risk – No risk, surface water very low risk

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

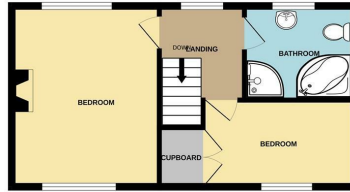
Other Material Issues – No



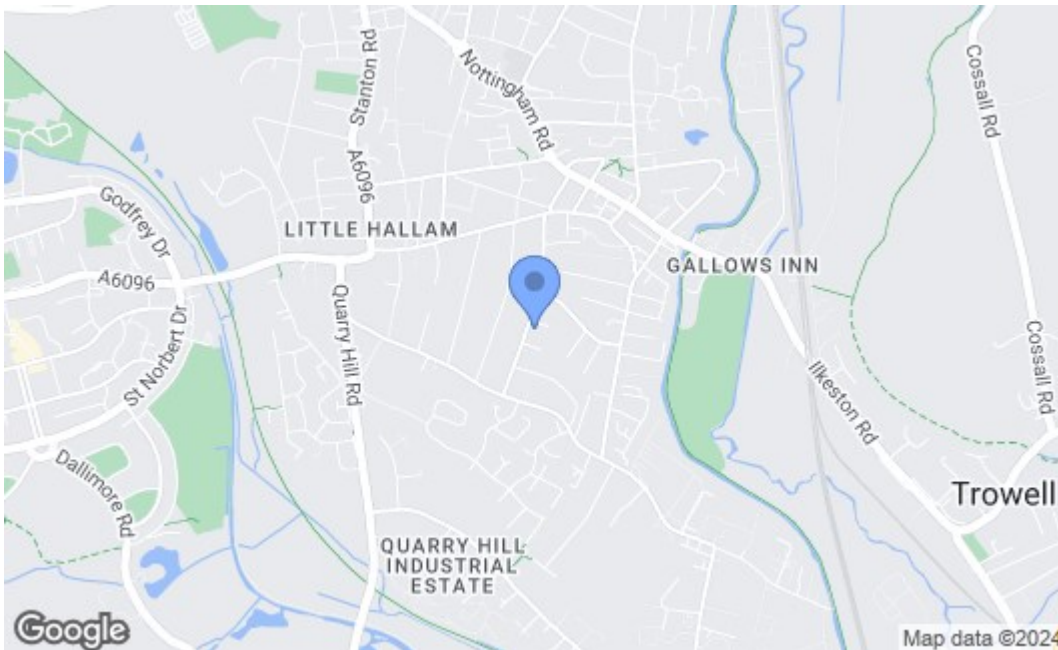
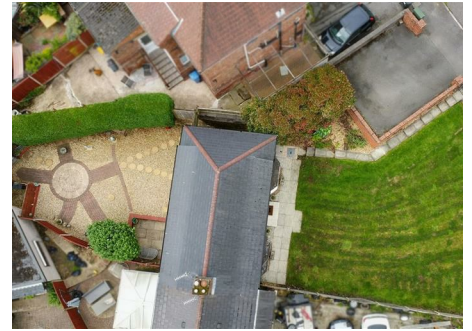
GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, 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 for any prospective purchase. 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			85
(81-91) B		72	
(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 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	

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