



Mason Road
Shipleigh View, Ilkeston DE7 9JP

£220,000 Freehold

A MODERN THREE BEDROOM END TOWN HOUSE SITUATED ON A GENEROUS CORNER PLOT IN THIS HIGHLY DESIRABLE RESIDENTIAL SUBURB



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Situated in the popular Shipley View estate. The area takes its name from Shipley Country Park, the property is within walking distance of this large 700 acre of open space with many footpaths and cycle ways including the Nutbrook Trail. Far from being isolated, the area is also close for schools, regular bus service and the busy market town centre of Ilkeston.

The property itself comes to the market in a ready to move into condition, benefiting from gas central heating, served from a combination boiler and double glazing. There are two reception rooms and a modern contemporary shower room/w.c.

Situated towards the end of a no through road on a generous corner position with off street parking for two vehicles and an enclosed landscaped rear garden with lawns and plenty of areas to sit in the summer months.

The property is ideally suited to first time buyers and young families and we recommend an internal viewing.



Entrance Hall

Double glazed front entrance door, stairs to the first floor, door to:

Lounge

13'3" x 12'6" approx (4.05m x 3.82m approx)

Two radiators, double glazed window to the front and archway to:

Dining Room

9'0" x 8'0" approx (2.76m x 2.45m approx)

Understairs store cupboard, radiator, double glazed window, French doors leading to the rear garden and archway to:

Kitchen

8'11" x 7'4" approx (2.74m x 2.24m approx)

Incorporating a fitted range of wall, base and drawer units with roll edged work surfaces and inset composite single bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for a washing machine. Appliance space. Double glazed window and door to the rear.

First Floor Landing

Double glazed window and loft hatch to the partially boarded loft which houses the gas central heating combination boiler (for central heating and hot water).

Bedroom 1

10'4" x 9'0" approx (3.16m x 2.75m approx)

Fitted wardrobes, radiator, double glazed window to the rear.

Bedroom 2

9'10" x 6'9" (plus door recess) (3.01m x 2.06m (plus door recess))

Radiator, double glazed window to the front.

Bedroom 3

8'8" x 6'9" to 4'4" approx (2.65m x 2.06m to 1.34m approx)

Radiator, double glazed window to the front.

Shower Room

Incorporating a modern and contemporary three piece

suite comprising pedestal wash hand basin, low flush w.c. and large walk-in shower enclosure with twin rose thermostatic controlled shower system and shower screen. Tiling to the walls and floor, heated towel rail, double glazed window.

Outside

The property is situated on a generous corner plot with partially hedged in front garden laid to lawn. There are fenced in side and rear gardens, the side area with a gate leading to the front of the house, garden shed and area laid to artificial lawn. A pathway runs to the main rear gardens with a decked area beyond the rear elevation with block paved pathway sweeping round to a circular patio area. At the foot of the plot is a raised planter, finished in gravel and garden shed.

Directions

Leave Ilkeston on Heanor Road in the direction of Heanor (A6007.) Passing Granby Junior School on your right, following the road along, taking the next left by the traffic lights onto Kedleston Drive. Follow the road as it becomes Summerfield Way South and at the roundabout turn left onto Mason Road.

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Unknown

Phone Signal – Unknown

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

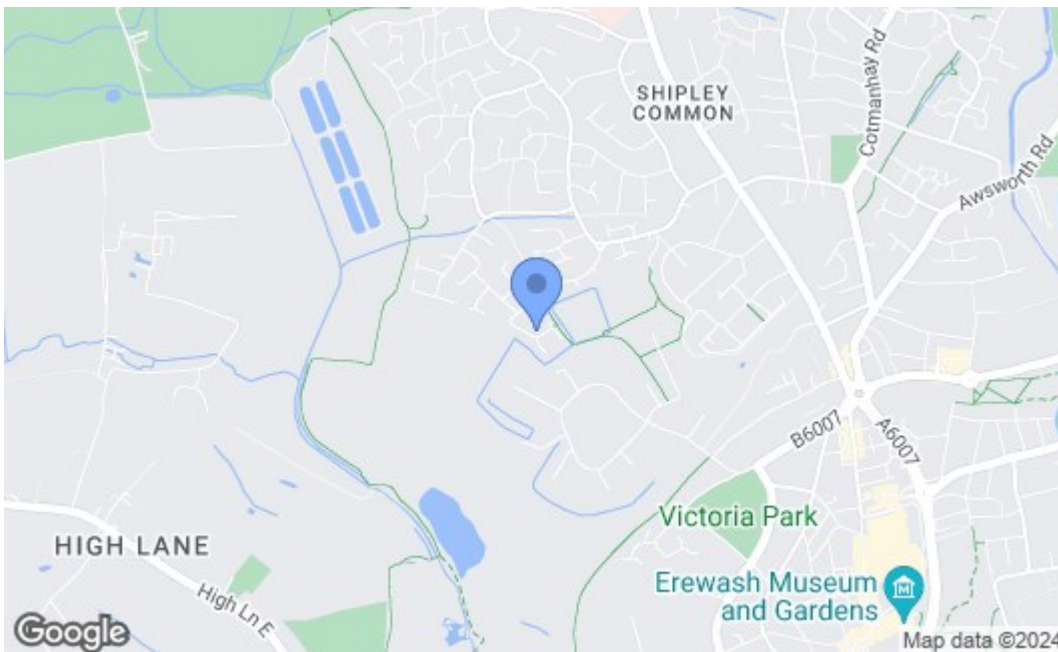
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | 73 | |
| (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 | |

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.