



Queens Avenue
Ilkeston, Derbyshire DE7 4DL

AN EXTREMELY WELL PRESENTED &
RENOVATED 1950'S THREE BEDROOM
SEMI DETACHED HOUSE.

Offers Over £230,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED BRIGHT AND AIRY 1950'S THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises an entrance hall, spacious through lounge/diner, kitchen with useful pantry space. The first floor landing then provides access to three bedrooms and a recently re-fitted modern three piece bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, detached garage with power and lighting, and well maintained front and rear gardens. There is acoustic and insulated plaster provided to the property to improve energy efficiency.

The property is located in this popular and established residential location within close proximity of excellent nearby shopping facilities, schooling, transport links and open countryside. We believe the property will make an ideal first time buy or young family home.

The property comes to the market in ready to move into condition. We highly recommend an internal viewing.



ENTRANCE HALL

13'9" x 6'0" (4.20 x 1.83)

uPVC panel and double glazed front entrance door, double glazed window to the side, turning staircase rising to the first floor, radiator, laminate flooring, LED spotlights, panel and glazed Georgian-style door to the kitchen.

THROUGH LOUNGE DINER

26'9" x 12'2" (8.17 x 3.71)

A dual aspect room with double glazed box bay walk-in window to the front (with fitted blinds), radiator, double glazed French doors to the rear of the room and open out to the rear garden patio, additional radiator within the dining area, ample space for table and chairs, media points.

KITCHEN

11'8" x 9'5" (3.57 x 2.88)

Comprising a matching range of fitted base and wall storage cupboards with butchers block style square edge work surfaces, incorporating central double Belfast sink unit with central pullout spray hose mixer tap. Fitted five ring gas hob with extractor over and oven beneath. Integrated fridge/freezer, dishwasher and washing machine. Double glazed window to the rear overlooking the rear garden (with fitted roller blind), panel and glazed door to outside, radiator, wall panelling, useful understairs pantry cupboard with double glazed window to the side, shelving and a light. From the kitchen there is a sliding space saving door which opens to the through lounge diner.

FIRST FLOOR LANDING

Double glazed window to the side. Doors to all bedrooms and bathroom. Loft access point to partially boarded, lit and insulated loft space.

BEDROOM ONE

12'3" x 11'10" (3.74 x 3.61)

Double glazed window to the front with fantastic countryside views, radiator.

BEDROOM TWO

12'2" x 11'6" (3.73 x 3.51)

Double glazed window to the rear overlooking the rear garden, radiator, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

BEDROOM THREE

8'9" x 6'2" (2.67 x 1.88)

Double glazed window to the front (with fitted Roman blind), radiator.

BATHROOM

8'8" x 6'0" (2.66 x 1.85)

Recently re-fitted (October 2022), modern three piece suite comprising panel bath with glass shower screen, mixer tap and dual attachment mains shower over, wash hand basin with central mixer tap, double storage cabinet beneath, push flush WC. Tiling to the walls, double glazed window to the rear, chrome ladder towel radiator, spotlights, extractor fan, storage cupboard.

OUTSIDE

To the front of the property there is a lowered kerb entry point leading to a driveway which runs down the right hand side of the property. There is a front garden lawn, raised and planted flowerbeds housing a variety of plants and shrubbery. Access leading onto the driveway and beyond into the rear garden. Hot and cold water feed tap, three outside power outlets and three lots of security lighting.

TO THE REAR

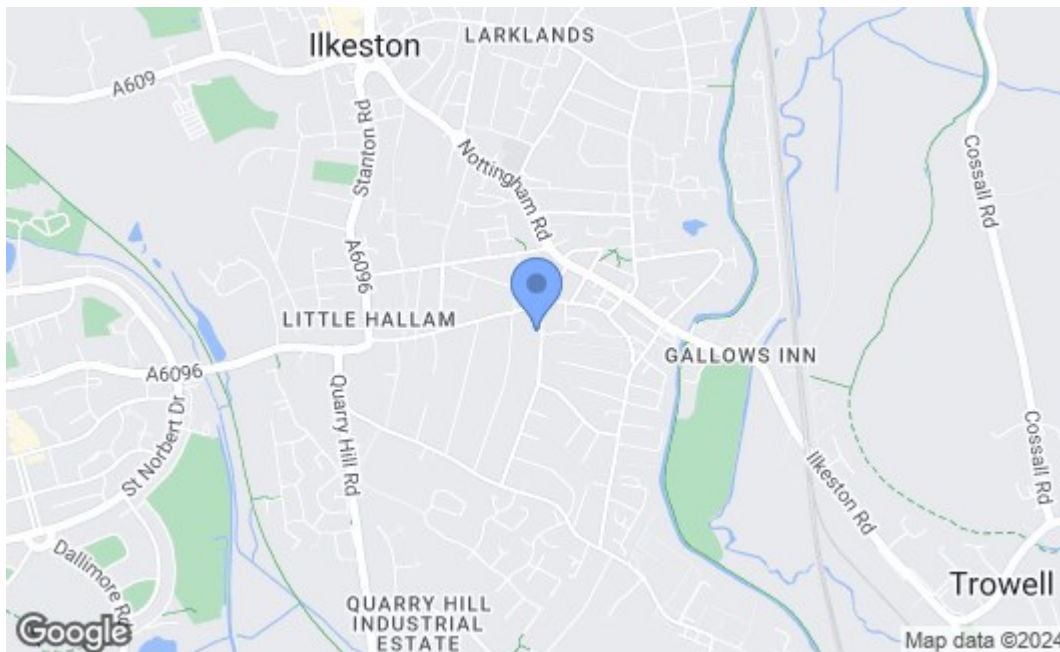
The rear garden is of a good proportion enjoying fantastic afternoon sunlight. The garden is split into various sections with an initial lower paved patio area (ideal for entertaining). This then leads onto a lawn section with raised and planted sleeper flowerbeds housing a variety of plants, bushes and shrubs. There is then access to a top level patio which offers a further entertaining space being enclosed and secluded by a decorative brick wall to the boundary line. The driveway continues down the side of the property which, in turn, leads to a detached garage.

DETACHED GARAGE

Up and over door to the front, power and lighting points.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(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 (CO₂) 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.