



Sparrow Close  
Ilkeston, Derbyshire DE7 4PW

**£345,000 Freehold**

A 1998 CONSTRUCTED FOUR BEDROOM  
TWO BATHROOM THREE TOILET  
DETACHED FAMILY HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET "THE SHOREHAM", AN INDIVIDUALLY STYLED 1998 CONSTRUCTED FOUR BEDROOM TWO BATHROOM THREE TOILET DETACHED FAMILY HOUSE SITUATED IN THIS QUIET YET ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall with useful understairs storage space, ground floor WC, living room, dining room, conservatory and kitchen. The first floor landing provides access to four bedrooms (principal bedroom with en-suite) and family bathroom suite.

The property also benefits from gas fired central heating, double glazing, off-street parking, detached garage, front and rear gardens.

As previously mentioned, the property is located in this quiet residential cul de sac location within easy reach of excellent nearby schooling for all ages, great transport links including Ilkeston train station, open countryside and the shops, services and amenities situated in nearby Ilkeston town centre.

We believe that the property would make an ideal long term family home and we highly recommend an internal viewing.



## ENTRANCE HALL

8'7" x 6'6" (2.64 x 2.00)

Panel and double glazed front entrance door, radiator, laminate flooring, coving, radiator, turning staircase rising to the first floor with useful understairs storage cupboard. Doors to living room, dining room, kitchen and WC.

## GROUND FLOOR WC

5'1" x 3'3" (1.56 x 1.00)

Two piece suite comprising low flush WC, wash hand basin with tiled splashbacks. Georgian-style double glazed window to the front (with fitted roller blind), radiator, laminate flooring (matching the hallway).

## LOUNGE

15'2" x 11'1" (4.64 x 3.38)

Feature central Adam-style fire surround with inset decorative coal effect fire set on a granite hearth, laminate flooring (matching the hallway), radiator, coving, wall light points, media points. Sliding double glazed patio doors lead through to the conservatory.

## DINING ROOM

11'3" x 9'4" (3.43 x 2.86)

Georgian-style double glazed window to the front, radiator, coving.

## CONSERVATORY

11'6" x 11'3" (3.52 x 3.44)

Sat on a brick dwarf wall with double glazed windows and French doors opening out to the rear garden with pitched (recently replaced) roof incorporating an electric ceiling fan. Tiled floor and fitted blinds throughout.

## KITCHEN

11'10" x 11'8" (3.61 x 3.56)

Equipped with a matching range of fitted base and wall storage cupboards with butchers block style square edge work surfacing and matching overhanging breakfast bar with inset single sink and draining board with central swan neck style mixer tap with tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, space for a full height fridge/freezer. Corner display shelving, plumbing for dishwasher, double glazed window to the rear (with fitted roller blind), uPVC panel and double glazed exit door to the rear garden, radiator, tiled floor. Door to utility room.

## UTILITY ROOM

6'8" x 4'11" (2.05 x 1.50)

Equipped with a matching range to the kitchen of base storage cupboards with square edge butchers block style work surfacing with inset single sink and drainer with mixer tap and tiled splashbacks. Plumbing for the washing machine and space for tumble dryer. Double glazed window to the side (with fitted blinds), wall mounted electrical consumer box, wall mounted extractor fan, tiled floor (matching the kitchen), radiator.

## FIRST FLOOR LANDING

Radiator, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes) with shelving and storage space. Dado rail, decorative wood spindle balustrade.

## BEDROOM ONE

12'0" x 9'10" (3.66 x 3.02)

Double glazed window to the rear offering fantastic views over the garden and beyond to open countryside (with fitted roller blind), radiator, coving, fitted double wardrobe. Door to en-suite.

## EN-SUITE

5'10" x 4'10" (1.80 x 1.49)

Three piece suite comprising walk-in tiled shower cubicle with mains shower, low flush WC, wash hand basin. Fully tiled walls, double glazed window to the side, extractor fan, chrome heated ladder towel radiator.

## BEDROOM TWO

11'3" x 9'0" (3.43 x 2.76)

Georgian-style double glazed window to the front, radiator, fitted double wardrobe.

## BEDROOM THREE

10'9" x 10'4" (3.30 x 3.15)

Georgian-style double glazed window to the front, radiator, fitted wardrobe.

## BEDROOM FOUR

9'10" x 8'7" (3.00 x 2.63)

Double glazed window to the rear overlooking the rear garden and onwards to open countryside, radiator. Loft access point to a partially boarded and insulated loft space.

## BATHROOM

6'6" x 5'6" (2.00 x 1.70)

White three piece suite comprising panel bath with mains shower over, low flush WC, wash hand basin with tiled splashbacks. Double glazed window to the rear, wall mounted shaver point, extractor fan, chrome heated ladder towel radiator.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a tarmac driveway which runs down the left hand side of the property providing access to the garage and pedestrian gated access into the rear garden. The front garden is nicely landscaped with two shaped lawn areas with planted borders surrounding a central pathway providing access to the front entrance door with a vast array of mature bushes and shrubbery.

## TO THE REAR

The rear garden is enclosed to the boundary lines by hedgerow and timber fencing. The garden offers a good sized paved patio seating area (ideal for entertaining). This then leads onto a shaped lawn with a vast array of planted flowerbeds and borders housing a variety of specimen bushes, shrubs, trees and plants. Stepping stone pathway then provides access to the foot of the plot where there is a timber summerhouse and a greenhouse adjacent. Within the garden there are lighting points, an external water tap and pedestrian gated access leading back to the driveway.

## DETACHED GARAGE

16'6" x 8'7" (5.05 x 2.64)

Brick and pitched tile roof incorporating up and over door to the front.

## DIRECTIONAL NOTE

From our Stapleford office, proceed in the direction of Sandiacre, taking a right hand turn at Sandiacre traffic lights onto Town Street. Proceed onto Ilkeston Road which in turn becomes Lows Lane. Continue through New Stanton, veering right at Twelve Houses, over the bridge onto Quarry Hill Road. Take a sharp right hand turn onto Longfield Lane and then take a right hand turn onto Hedges Drive. Take a left hand turn onto Sparrow Close and the property can be found on the right hand side.

## COUNCIL TAX

Erewash Borough Council Band D.

## Material Information

Electricity – Mains supply

Water – Mains supply (metered)

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Broadband Speed - Sky Fibre

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Very Low Risk

Flood Defenses – No

Non-Standard Construction – Not applicable

Any Legal Restrictions – None aware

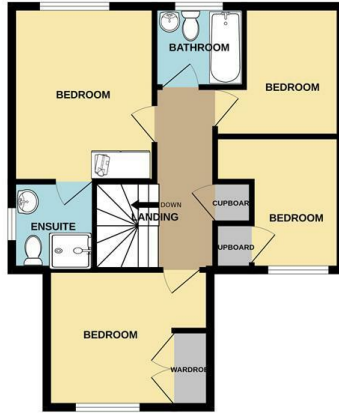
Other Material Issues – No aware



GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.

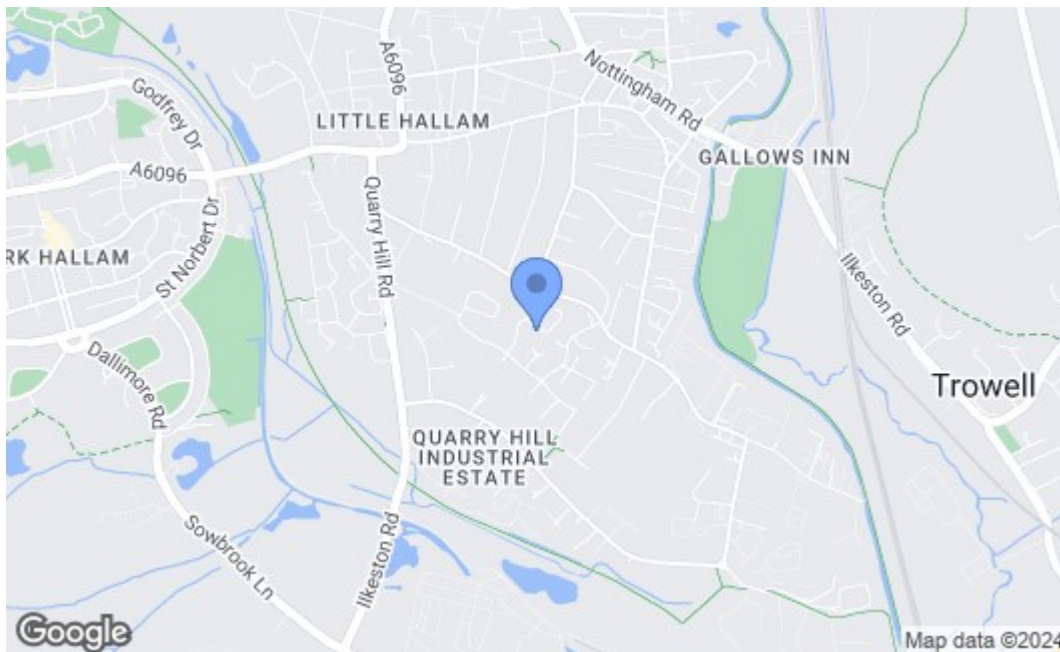


1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 1167 sq.ft. (108.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	81

### England & Wales 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

### England & Wales EU Directive 2002/91/EC

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