Robert Ellis

look no further...







Little Hallam Hill
Ilkeston, Derbyshire DE7 4LY

A MODERN TWO BEDROOM END TOWN HOUSE.

Offers Over £205,000 Freehold



A modern, stylish two double bedroom end town house built in 2022.

This nearly new property comes to the market in a ready to move into condition, offering an energy efficient home with the benefit of uPVC double glazing and gas fired central heating served from a combination boiler.

After stepping through the front door, you are greeted by an impressive open plan dining kitchen with a contemporary shaker-style range of units with contrasting work surfacing and integrated appliances. This is a great space for socialising and entertaining. This gives access to a useful cloaks/WC and door opening to the living room which has French doors opening to the larger than average garden. To the first floor there are two double bedrooms and bathroom/WC with shower.

Tucked away off Little Hallam Hill, in a modern select development of five town houses, which is set back from the road, accessed from a private shared driveway. The property has a driveway providing off-street parking for two vehicles in tandem, as well as two allocated parking spaces to the front of the property, and is situated on the largest plot with good sized rear gardens with patio and lawn, and enjoying views over the surrounding area.

Situated in this popular suburb within easy reach of many amenities, including the market town centre of Ilkeston, bus service, Morrisons, Tesco and major local employers. For those looking to commute further afield, there are good road networks linking Nottingham and Derby and Junction 25 of the M1 motorway. For those who enjoy the outdoors, open countryside is within walking distance.

This property will make a fantastic first home, great for couples, as well as those looking to downsize to a low maintenance property.

An internal viewing is recommended.





OPEN PLAN DINING KITCHEN
14'6 x 14'4 (4.42m x 4.37m)
A contemporary shaker-style range of wall, base and drawer units with contrasting work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Integrated fridge/freezer, slimline dishwasher, plumbing and space for washing machine. Cupboard housing gas combination boiler (for central heating and hot water). Radiator, stairs to the first floor, composite double glazed front entrance door, double glazed window to the front.

CLOAKS/WC
Two piece suite comprising wash hand basin with vanity unit, low flush WC. Radiator.

LIVING ROOM
14'6 x 10'2 (4.42m x 3.10m)
Radiator, double glazed French doors opening out to the rear garden.

FIRST FLOOR LANDING
Radiator, double glazed window.

BEDROOM ONE
14'6 x 9'8 (4.42m x 2.95m)
Built in cupboard, radiator, two double glazed windows to the front.

BEDROOM TWO
14'6 x 7'7 (4.42m x 2.31m)
Radiator, double glazed window to the rear.

SHOWER ROOM
Incorporating a three piece suite comprising wash hand basin with vanity unit and drawers under, low flush WC, walk-in shower cubicle with twin rose thermostatically controlled shower system. Partially tiled walls, heated towel rail.

OUTSIDE
The property is situated within a small development of five town houses in an elevated position accessed from a shared private driveway off Little Hallam Hill. The property is situated in the far left of the development and enjoys the largest plot. At the side of the house there is off-street parking for two vehicles in tandem, as well as two allocated parking spaces to the front of the property, and there is a fence/gate which then leads to the rear garden. The rear garden has a patio and lawn and enjoys views over the surrounding area to the rear.



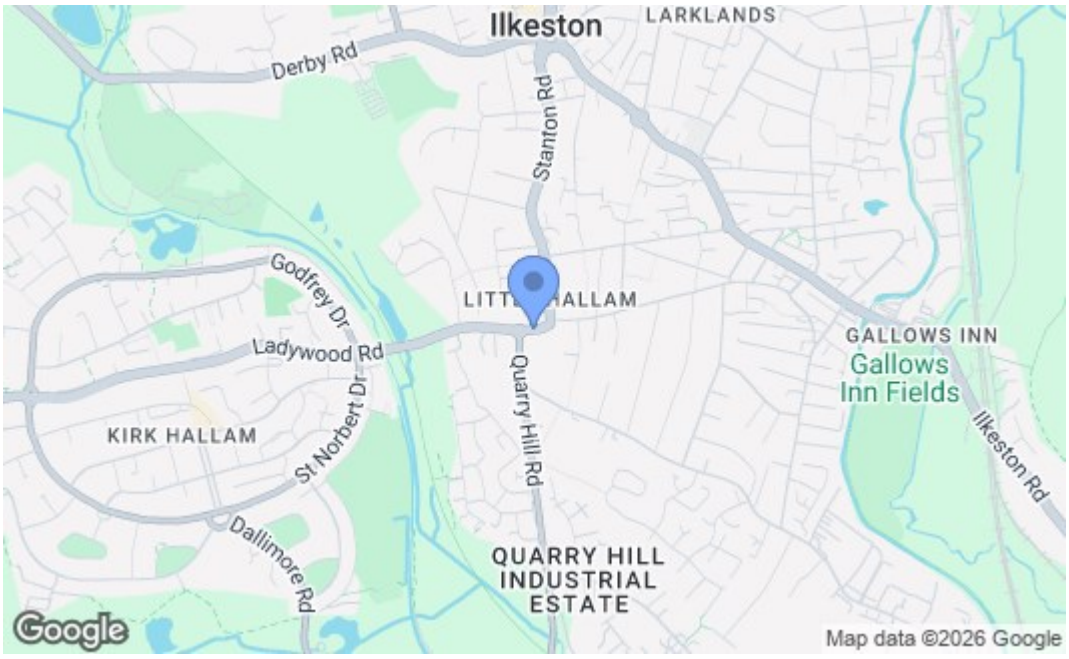


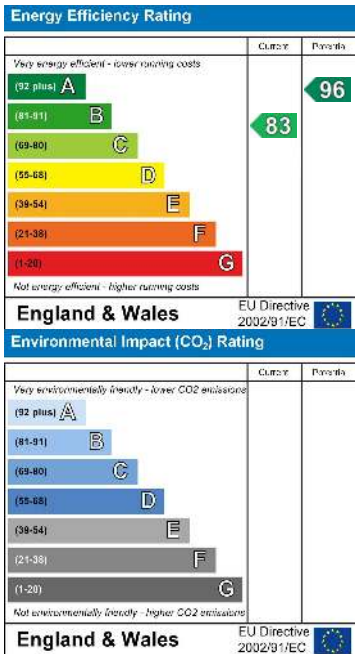












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044