Robert Ellis

look no further...







Redbridge Close
Ilkeston, Derbyshire DE7 5BZ

A THREE STOREY, THREE BEDROOM MID TOWN HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£220,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF NO UPWARD CHAIN THIS EXTREMELY WELL PRESENTED THREE STOREY, THREE BEDROOM, TWO BATHROOM, THREE TOILET MID TOWN HOUSE CONSTRUCTED APPROXIMATELY 14 YEARS AGO.

With accommodation over three floors, the ground floor comprises entrance hall, living room, breakfast kitchen, rear lobby and WC. The first floor landing provides access to two of the three bedrooms and the family bathroom. A further staircase rises to the top floor providing access to the principal bedroom with a dressing area and en-suite shower room.

The property also benefits from a recently re-fitted modern 'Worcester Bosch' gas combination boiler, double glazing, off-street parking, single garage with power and lighting, and an enclosed rear garden.

The property is situated in a quiet residential no-through road cul de sac location within easy reach of nearly shopping facilities in the town centre. Other amenities include the local convenience store and Morrisons Superstore. There is also good access to nearby schooling such as Kensington Junior School, healthcare needs and transport links, including Ilkeston train station which is a short distance away.

We believe the property will make an ideal first time buy or family home. We highly recommend an internal viewing.





ENTRANCE HALL
6'8" x 3'10" (2.04 x 1.17)
Composite and block front entrance door, stairs rising to the first floor, radiator, LVT flooring, wall hung electrical consumer unit, alarm control panel, 'Nest' wi-fi thermostat. Door to living room.

LIVING ROOM
16'4" x 12'4" (5.00 x 3.77)
LVT flooring (matching the hallway), double glazed window to the front, radiator, coving, media points. Door to breakfast kitchen.

BREAKFAST KITCHEN
12'3" x 9'10" (3.74 x 3.00)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with marble effect roll top work surfaces incorporating one and a half bowl sink unit with drainer and pull-out spray hose mixer tap. Fitted four ring gas hob with extractor over and oven beneath, plumbing for dishwasher, in-built fridge and freezer, double glazed window to the rear (with fitted blinds), ample dining table and chairs, plumbing for a washing machine, radiator. Archway through to the rear lobby.

REAR LOBBY
5'8" x 3'3" (1.73 x 1.00)
Panel and double glazed exit door to the garden, radiator. Door to ground floor WC.

GROUND FLOOR WC
4'11" x 3'1" (1.52 x 0.94)
Two piece suite comprising a push flush WC and corner wash hand basin, part tiling to the walls, radiator, double glazed window to the rear (with fitted blinds).

FIRST FLOOR LANDING
Staircase rising to the second floor with decorative wood spindle balustrade, double glazed window to the front (with fitted blinds), radiator, useful storage cupboard. Doors to bedrooms two and three, and bathroom.

BEDROOM TWO
12'3" x 9'11" (3.74 x 3.04)
Double glazed window to the front, radiator.

BEDROOM THREE
9'1" x 5'8" (2.77 x 1.74)
Double glazed window to the front (with fitted blinds), radiator.

BATHROOM
6'11" x 6'11" (2.12 x 2.12)
A modern white three piece suite comprising panel bath with mixer tap, wash hand basin with mixer tap and push flush WC. Partial tiling to the wall, radiator, extractor fan.

SECOND FLOOR LANDING
Radiator. Door to principal bedroom.

PRINCIPAL BEDROOM
20'2" x 12'3" (6.16 x 3.75)
Double glazed window to the rear, radiator, media points, LVT flooring. Opening through to the dressing area.

DRESSING AREA
8'3" x 7'1" (2.52 x 2.16)
A range of fitted wardrobes, radiator, LVT flooring, loft access point to a standing height loft space with power. Door to en-suite.

EN-SUITE SHOWER ROOM
A three piece suite comprising corner shower cubicle with mains shower and sliding glass screen/door, push flush WC and wash hand basin with mixer tap. Double glazed window to the front (with fitted blinds), radiator, spotlights, extractor fan, boiler cupboard housing the recently re-fitted 'Worcester Bosch' gas fired combination boiler (for central heating and hot water purposes) The boiler is believed to be still under warranty.

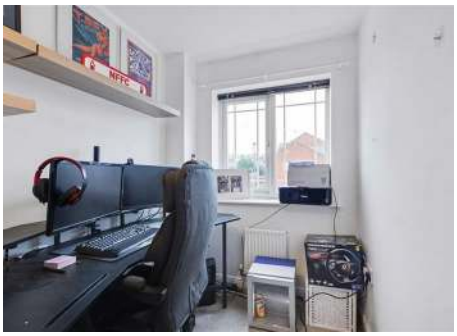
OUTSIDE
To the front there is a shared pathway providing access to the front entrance door, high quality artificial lawn, decorative gravel stone borders, access to the driveway space. The rear garden is designed for ease of maintenance being enclosed with timber fencing to the boundary lines, with high quality artificial lawn, raised entertaining space and a lower block paved patio seating area which is enclosed by timber fencing with concrete posts. Rear bin store, access gate, power, lighting and water tap.

DRIVE & GARAGE
There is a driveway to the front of the property which provides access to the garage. The garage has an up and over door to the front, pitched roof, forming part of a row of three garages, with power and lighting.

DIRECTIONS
From the main Ilkeston roundabout, continue on Nottingham Road in the direction of Trowell. Take a left hand turn, with Kensington Junior School on the corner, and take the first left again onto Kensington Road. Turn right onto Hillingdon Road, follow the bend in the road to the left onto Redbridge Close. Follow the road to the right and the property can be found set back on the right hand side, identified by our For Sale board.





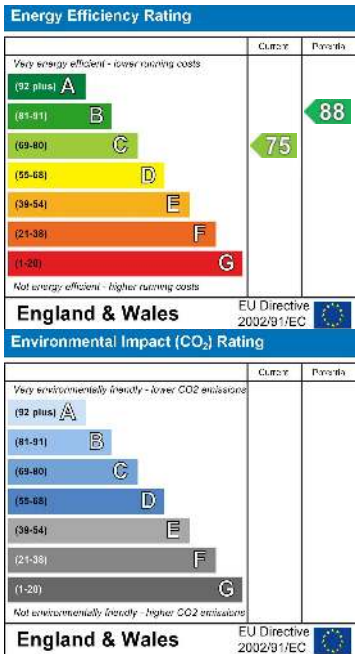












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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