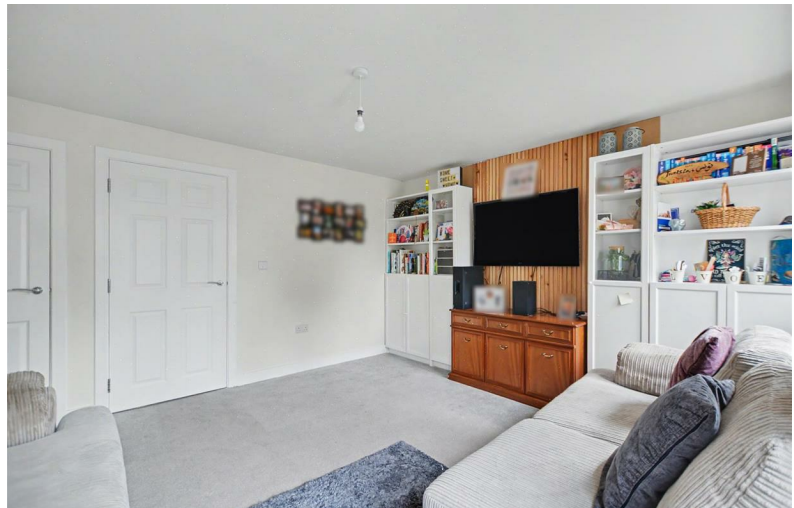




Church Street
Ilkeston, Derbyshire DE7 8QF

£230,000 Freehold

A 2022 CONSTRUCTED THREE STOREY
THREE BEDROOM SEMI DETACHED
HOUSE.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS 2022 CONSTRUCTED THREE STOREY THREE BEDROOM SEMI DETACHED HOUSE SITUATED ON THE OUTSKIRTS OF ILKESTON BORDERING SHIPLEY.

With accommodation over three floors, the ground floor comprises entrance hall, kitchen, WC and living space. The first floor landing provides access to two bedrooms and a bathroom. A further staircase rises to the top floor landing with useful storage closet and access to the third bedroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, double driveway and generous rear garden.

The property is located to the upper end of Ilkeston, bordering Shipley. However, retaining easy access to town centre amenities including Tesco and Aldi which are a short distance away. There is also easy access to Ilkeston train station, schooling for all ages and a vast amount of outdoor countryside space.

Still under its NHBC build warranty, the property offers peace of mind and would ideally suit both first time buyers and young families alike. We highly recommend an internal viewing.



ENTRANCE HALL

15'6" x 6'5" (4.74 x 1.96)

Composite and double glazed front entrance door, staircase rising to the first floor with decorative wood spindle balustrade, radiator, wall mounted thermostat and doors leading through to the kitchen, WC and lounge.

KITCHEN

14'6" x 6'10" (4.43 x 2.09)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with marble-style roll top work surfaces incorporating one and a half bowl sink unit with draining board and pull-out spray hose mixer tap. Fitted Hotpoint induction hob with extractor over, space for full height fridge/freezer, plumbing for washing machine and tumble dryer. Boiler cupboard housing the gas fired combination boiler (for central heating and hot water). Double glazed window to the front (with fitted blinds), spotlights, radiator.

WC

6'9" x 3'3" (2.07 x 1.01)

Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap and tiled splashback. Double glazed window to the side, extractor fan, radiator.

LOUNGE

13'5" x 12'3" (4.11 x 3.75)

Double glazed French doors opening out to the rear garden patio, double glazed window to the rear (with fitted blinds), media points, decorative central panelling, radiator.

FIRST FLOOR LANDING

Double glazed window to the front (with fitted blinds), radiator, staircase rising to the first floor with decorative wood spindle balustrade. Doors to bedrooms one, two and bathroom.

BEDROOM ONE

13'5" x 10'2" (4.11 x 3.12)

Two double glazed windows to the rear overlooking the rear garden, radiator.

BEDROOM TWO

13'7" x 6'10" (4.15 x 2.10)

Double glazed window to the front, radiator.

BATHROOM

6'10" x 6'10" (2.09 x 2.09)

Modern white three piece suite comprising panel bath with glass shower screen, mixer tap and shower attachment over, push flush WC, wash hand basin with mixer tap and tiled splashback. Wall mounted bathroom cabinet, radiator, shaver point, spotlights, extractor fan, decorative tiling around the bath, double glazed window to the side.

SECOND FLOOR LANDING

Useful storage closet, door to top floor third bedroom.

BEDROOM THREE

15'3" x 10'3" (4.66 x 3.14)

Velux roof window to the rear, radiator, spotlights, media point, loft access point.

OUTSIDE

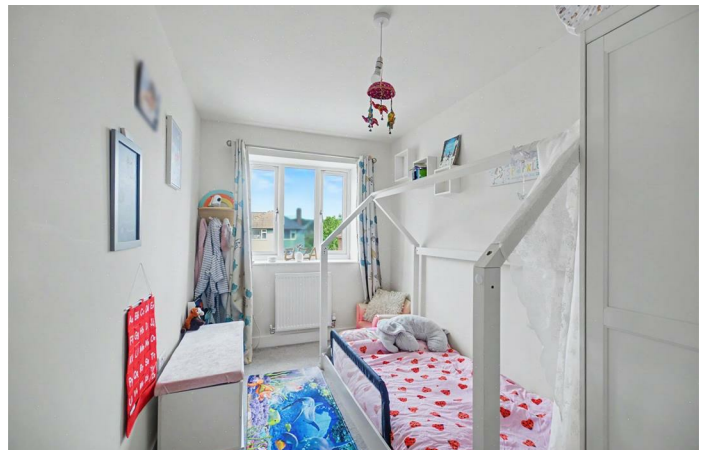
To the front of the property, there is a double width block paved driveway providing off-street parking side-by-side for two vehicles, access to the front entrance door and pedestrian access leading down the side of the house to the rear garden.

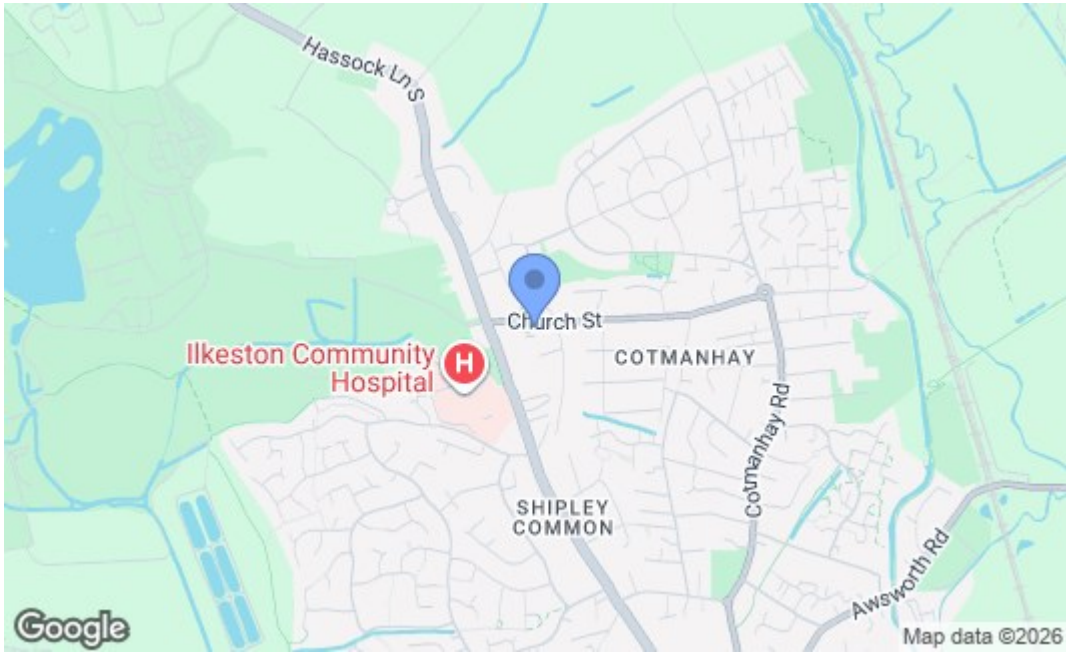
TO THE REAR

The rear garden is of a generous size being split into various sections with an initial good size paved patio seating area (ideal for entertaining) leading onto a small semi-enclosed artificial lawn with decorative stone chippings. From the patio, a pedestrian picket-style gate and fence leads onto the central part of the garden which is designed for straightforward maintenance being predominantly laid to artificial lawn with planted beds and borders with decorative stone chippings. To the foot of the plot, there is a further raised entertaining space leading onto a summerhouse with pitched roof, central French doors and windows to either side. Within the garden, there is an external water tap, lighting point and pedestrian access leads back to the front.

DIRECTIONS

Proceed away from Ilkeston centre at the Tesco/Aldi roundabout in the direction of Shipley and Heanor. Look for and take an eventual right hand turn after passing the Co-op store and petrol station onto Church Street. The property can then be found set back on the right hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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.