Robert Ellis
ESTATE AGENTS









5 Pudding Plate Close, Ilkeston, Derbyshire, DE7 4SH

£1,725 Per Month

- Sought-After Residential Location
- Four Bedrooms
- Spacious Open Plan Dining Kitchen
- Garage & Driveway Parking
- Council Tax Band - D
- Detached House
- Two Reception Rooms
- Contemporary Glass Garden Room
- Landscaped Enclosed Rear Garden
- EPC Rating - B

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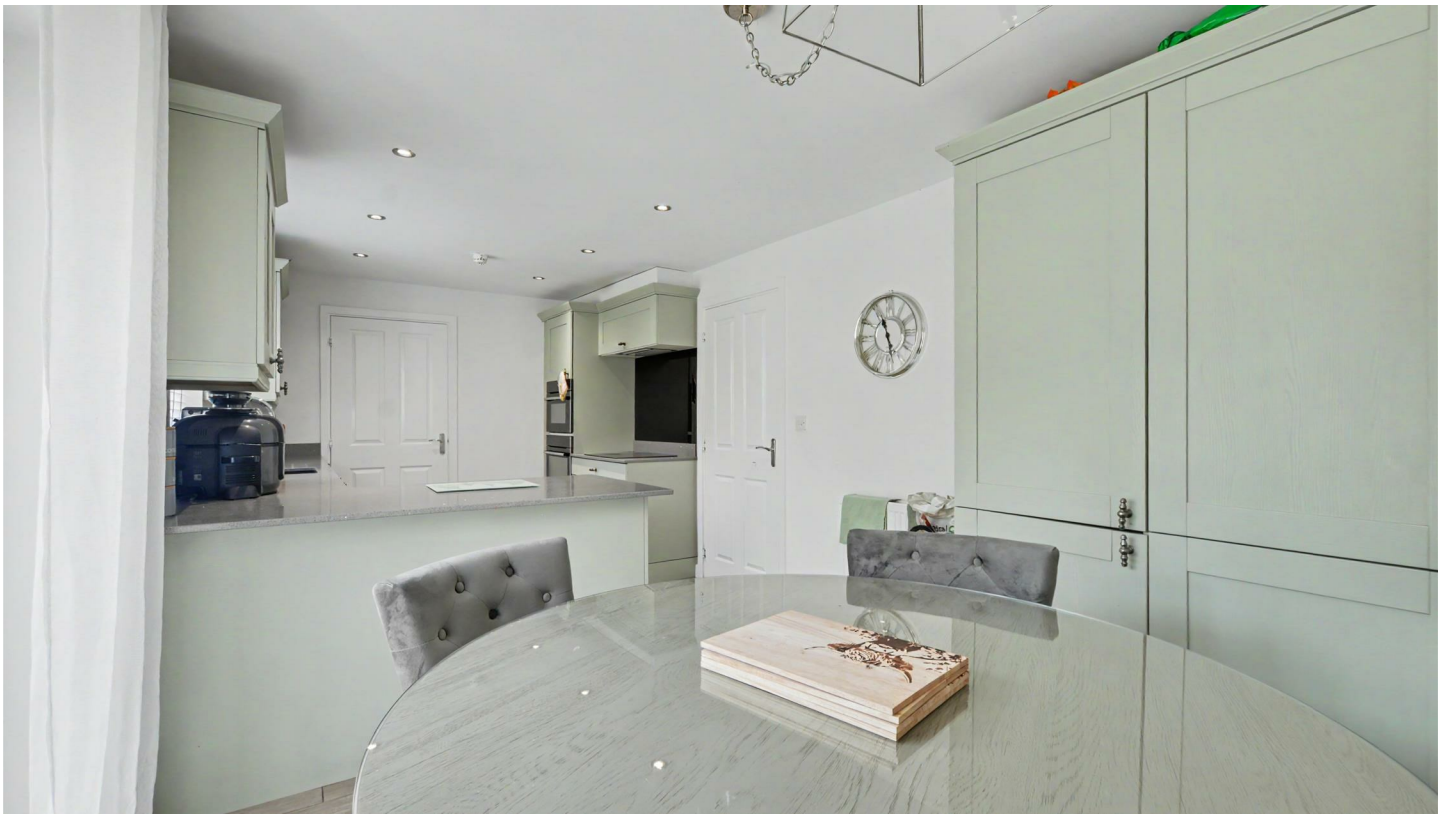
*** STUNNING FOUR BEDROOM DETACHED FAMILY HOME IN A SOUGHT-AFTER LOCATION OF PUDDING PLATE CLOSE ***

Robert Ellis are delighted to bring to the market this modern four bedroom detached family home, ideally positioned towards the end of a quiet cul-de-sac in the ever-popular Pudding Plate Close. The property enjoys an enviable setting adjacent to two open nature corridors, with easy access to the Nutbrook Trail, offering scenic traffic-free walks and cycle routes linking Shipley Country Park and Long Eaton.

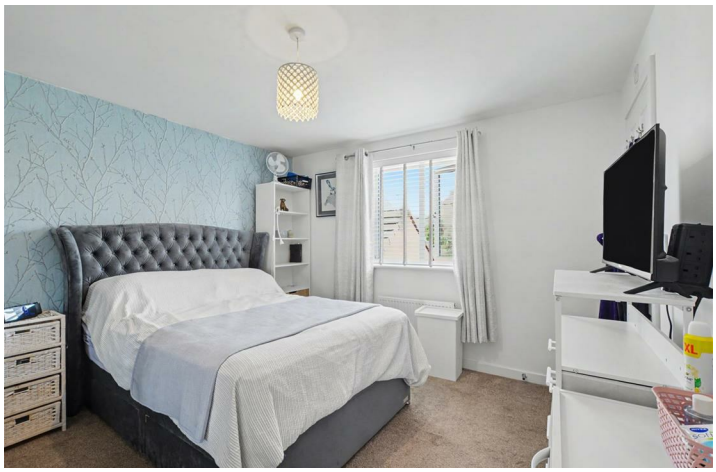
Presented to a high standard throughout, this spacious home is briefly comprised of: entrance hallway, generous lounge, versatile second reception room, family room or home office, and an impressive open plan family dining kitchen fitted with quality units, quartz worktops and integrated appliances. A separate utility room and ground floor WC complete the ground floor.

4 2 2 B

Council Tax Band: D







HALLWAY
A central hallway with composite double glazed front entrance door, stairs to the first floor, radiator, doors to the living room, family room and dining kitchen.

LIVING ROOM
13'0" x 10'9"
Contemporary electric flame-effect fire with feature surround, radiator, double glazed window to the front.

FAMILY ROOM
10'8" x 9'7"
A flexible space which could be used as a second sitting room, dining room, playroom or study. Radiator, double glazed window to the front.

FAMILY DINING KITCHEN
20'2" x 9'7"
Incorporating a comprehensive range of fitted wall, base and drawer units with feature quartz work surfacing and inset single bowl sink unit with single drainer. Built-in appliances include an electric oven, gas hob and extractor hood over, integrated dishwasher and fridge/freezer. Table and chair space, double glazed window and double glazed French doors opening to the garden room, door to the utility room.

UTILITY ROOM
Range of fitted wall and base cupboards with work surfacing, plumbing and space for washing machine. Cupboard housing gas combination boiler (for central heating and hot water). Radiator, double glazed door leading the rear garden, door to cloaks/WC.

CLOAKS/WC
Housing a two piece suite comprising wash hand basin and low flush WC. Radiator, double glazed window.

GARDEN ROOM
This contemporary "glass box" is constructed with an aluminium frame and double glazing with patio doors opening to the garden.

FIRST FLOOR LANDING
Accessed from an attractive dog-leg staircase, this spacious landing has a double glazed window, a linen cupboard, doors to bedrooms and bathroom.

BEDROOM ONE
10'10" x 10'11"
Radiator, double glazed window to the rear, door to en-suite.

EN-SUITE
A three piece suite comprising wash hand basin, low flush WC and shower cubicle with thermostatically controlled shower. Partially tiled walls, radiator, double glazed window.

BEDROOM TWO
11'6" x 10'9"
Radiator, double glazed window to the front.

BEDROOM THREE
9'9" x 9'0"
Radiator, double glazed window to the front.

BEDROOM FOUR
8'3" x 7'8"
Radiator, double glazed window to the front.

FAMILY BATHROOM
A three piece suite comprising a wash hand basin, low flush WC and bath with shower over. Partially tiled walls, heated towel rail, double glazed window.

OUTSIDE
To the front, there is a small open plan garden with shrub beds. At the side of the house, there is a driveway providing off-street parking for two vehicles in tandem leading to a detached single brick built garage. Gated access at the end of the driveway leads to the rear garden. The rear garden is fenced and enclosed with a patio area beyond the rear elevation, a central lawn and at the foot of the plot is a raised terraced decked area.



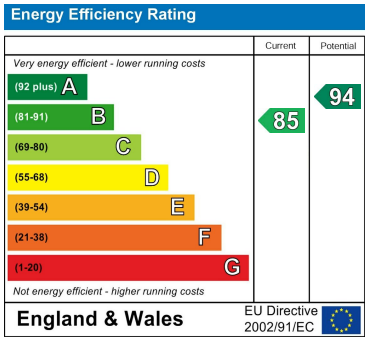
Directions

Viewings

Viewings by arrangement only. Call 0115 9496740 to make an appointment.

EPC Rating:

B



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