Robert Ellis

look no further. . .







Cotmanhay Road
Ilkeston, Derbyshire DE7 8NG

A THREE BEDROOM SEMI DETACHED HOUSE.

£210,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea



An instantly attractive and surprisingly spacious period three bedroom semi detached house.

This substantial property offers 102sqm (1097sqft) of accommodation which has been thoughtfully laid out to provide a fantastic family home.

An entrance porch leads you into a welcoming central hallway where there is a useful cloakroom/WC, door opening to the lounge with bay window to the front. The hub of the house is an open plan dining kitchen with built-in appliances and useful separate utility area. Beyond the kitchen is a family room which has French doors opening to the larger than expected gardens.

Rising to the first floor, the partial galleried landing gives access to three well proportioned bedrooms, modern family bathroom with useful separate cloakroom/WC.

Off-street parking is provided for two cars at the front and the property enjoys large rear gardens, ideal for families, with a patio area, expansive lawn and a further raised decked area at the foot of the plot, great for whiling away the Summer months. There are also two useful brick outbuildings.

Situated in this ever-popular residential location, within easy reach of Ilkeston town centre, local amenities and family activities including Victoria Park and Leisure Centre, along with well-regarded schools for all ages within walking distance.

Whether you are looking for a family house or just a large property to be able to enjoy and entertain or work from home, we believe this property is truly deserving of an early internal viewing to fully appreciate the accommodation on offer.





ENTRANCE PORCH
uPVC double glazed window and front entrance door with glazed door leading to hallway.

HALLWAY
16'7" x 5'11" (5.06 x 1.82)
A spacious, welcoming central hallway with radiator, stairs to the first floor with wood spindle balustrade and doors to:

CLOAKS/WC
Housing a low flush WC.

LOUNGE
15'3" into bay x 12'1" (4.66 into bay x 3.70)
A good size reception room with electric flame effect fire with Adam-style surround, radiator, double glazed bay window to the front.

DINING KITCHEN
12'0" x 12'1" (3.68 x 3.7)
The hub of the household, this ideal family space has a range of fitted wall, base and drawer units, with work surfacing, matching upstands and inset stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Plumbing and space for dishwasher, space for fridge/freezer. Table and chair space, radiator, double glazed window to the side, door to family room and glazed door to the utility/side lobby.

UTILITY/SIDE LOBBY
7'0" x 3'7" (2.14 x 1.11)
Plumbing and space for washing machine, double glazed window and door leading to the rear garden.

FAMILY ROOM
12'0" x 11'11" (3.67 x 3.64)
This versatile space is ideal for growing families and could be used as a second sitting room, playroom, etc. Double glazed French doors open into the rear garden.

FIRST FLOOR LANDING
Partially galleried with wood spindle balustrade, hatch to loft space, radiator.

BEDROOM ONE
12'11" x 12'1" (3.96 x 3.70)
A generous double bedroom with radiator and double glazed window to the front.

BEDROOM TWO
12'0" x 11'11" (3.68 x 3.65)
A second double bedroom with built-in wardrobes, radiator, double glazed window to the rear.

BEDROOM THREE
8'10" x 5'8" (2.70 x 1.75)
Radiator, double glazed window to the side.

FAMILY BATHROOM
8'7" x 6'2" (2.62 x 1.88)
Wash hand basin with vanity unit, "L" shaped shower bath with twin rose mixer shower attachment over, shower screen, tiling to walls, radiator, fitted cupboard, double glazed window.

CLOAKS/WC
Housing a two piece suite comprising wash hand basin and low flush WC. Wall mounted gas combination boiler (for central heating and hot water). Radiator, double glazed window.

OUTSIDE
The property is set back from the road and has a block paved forecourt providing off-street parking for two cars. There is a pedestrian wrought iron gate leading to a pathway opening up to a generous side garden area with flower and shrub beds. The pathway continues to the rear of the property where there is a generous paved patio area and gravelled path to twin brick outbuildings. The patio area leads onto an expansive lawn where there is a stepping stone pathway to one side leading to the foot of the plot where there is an attractive raised decked area, great for alfresco dining, BBQing, etc. There is a small area to play park.

AGENTS NOTE
The property benefits from solar panelling, giving reduced price electricity. We understand that the solar panels are leased and further information is available upon request.



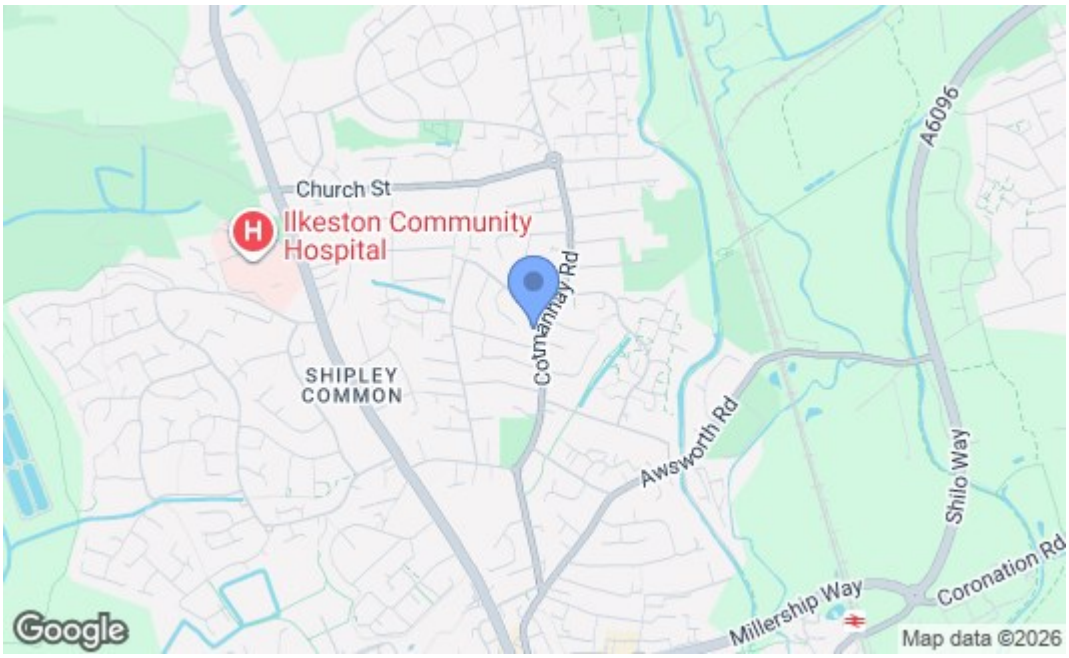


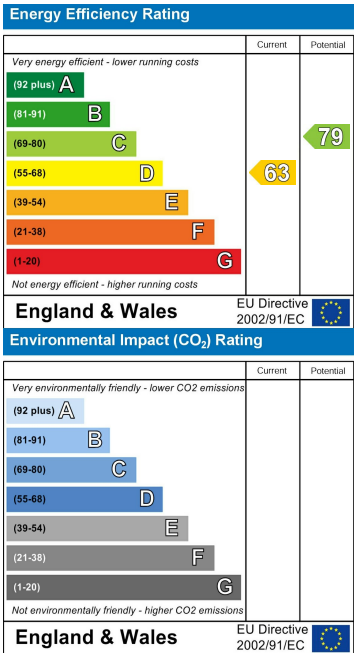












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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