Robert Ellis

look no further. . .

Wash Meadow Close
Ilkeston, Derbyshire DE7 4SX

A SUBSTANTIAL FIVE BEDROOM DETACHED FAMILY HOUSE POSITIONED IN THIS ESTABLISHED POPULAR RESIDENTIAL LOCATION.

£425,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET "THE CORFE" 2019 CONSTRUCTED (WITH REMAINING NHBC WARRANTY UP UNTIL 2029), A FIVE BEDROOM, TWO BATHROOM, THREE TOILET EXTENSIVE DETACHED FAMILY HOME MEASURING APPROXIMATELY 1420SQFT POSITIONED IN THIS NOW ESTABLISHED AND POPULAR RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, sitting/family room, WC, living room, spacious kitchen/diner, utility and conservatory (with hot and cold air conditioning. The first floor landing provides access to five bedrooms (the principal bedroom with en-suite) and family bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, gated off-street parking, detached garage with power and lighting, and an enclosed landscaped garden to the rear.

The property sits on the edge of the development with views over neighbouring green space to the front, which also provides a direct access to the Nutbrook Trail.

The property is also within easy reach of excellent nearby transport links including Ilkeston train station, as well as shops, services, amenities and schooling for all ages.

Being the biggest style and design on the development, we believe that the property will make an ideal long term family home and highly recommend an internal viewing.

ENTRANCE HALL
17'9" x 6'6" (5.43 x 2.00)
Panel and double glazed front entrance door, staircase rising to the first floor with decorative wood spindle balustrade and useful understairs storage cupboard, tiled floor, radiator, spotlights, alarm control panel, wall mounted consumer unit and doors to living room, sitting room, kitchen and ground floor WC.

SITTING/FAMILY ROOM
9'11" x 8'4" (3.03 x 2.55)
Double glazed window to the front (with fitted blinds) overlooking the adjacent green space, radiator and media points.

GROUND FLOOR WC
5'10" x 2'11" (1.80 x 0.90)
Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap and storage cabinets beneath. Decorative tiling to above dado height, wall mounted ladder towel radiator, spotlights, extractor fan and tiled floor (matching the entrance hall).

LIVING ROOM
16'0" x 10'6" (4.90 x 3.22)
Double glazed window to the front (with fitted blinds) making the most of the views over the adjacent green space, radiator, coving, media points and feature fireplace incorporating a log effect electric fire.

DINING KITCHEN
26'6" x 10'3" (8.08 x 3.13)
The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with curved edge work surfacing and breakfast bar space incorporating a fitted four ring gas hob with extractor over and oven beneath, inset one and a half bowl sink unit with draining board, mixer tap and tiled splashbacks, integrated appliances include a 50/50 fridge/freezer and dishwasher, double glazed window to the rear overlooking the landscaped rear garden (with fitted blind), additional double glazed window to the rear (with fitted blind) and double glazed French doors (with fitted blinds) opening to the conservatory. The dining kitchen has two radiators, tiled floor, ample space for dining table and chairs, and spotlights throughout.

UTILITY ROOM
9'2" x 5'4" (2.80 x 1.65)
Matching range of fitted base and wall storage cupboards, with curved edge work surfacing incorporating a single sink and draining board with mixer tap. Panel and double glazed side exit door onto the driveway, tiled floor (matching the kitchen), radiator, spotlights and boiler cupboard housing the gas fired combination boiler (for central heating and hot water).

CONSERVATORY
12'9" x 8'7" (3.89 x 2.64)
Brick and double glazed construction with pitched glass roof incorporating an electric ceiling fan, hot/cold air conditioning unit, tiled floor and double glazed windows to both the side and rear (with fitted blinds). uPVC double glazed French doors then open out into the rear garden.

FIRST FLOOR LANDING
Decorative wood spindle balustrade to match the entrance hall and staircase rising to the first floor, doors to all bedrooms and bathroom. Spotlights, useful storage closet with hanging rail, loft access point with pull-down loft ladder to a boarded, lit and insulated loft space (ideal for storage).

BEDROOM ONE
10'11" x 12'5" (3.33 x 3.80)
Double glazed window to the front (with fitted blinds), radiator and fitted mirror-fronted sliding door wardrobes. Door to en-suite.

EN-SUITE
6'4" x 5'9" (1.95 x 1.76)
Modern white three piece suite comprising tiled and enclosed shower cubicle with glass screen and curved sliding shower door and mains shower, wash hand basin with mixer tap and push flush WC. Fully tiled walls, double glazed window to the front (with fitted blind), bathroom cabinet, extractor fan, spotlights and ladder towel radiator.

BEDROOM TWO
12'4" x 8'6" (3.78 x 2.61)
Double glazed window to the front (with fitted blinds), radiator and double floor to ceiling mirror-fronted sliding door wardrobes with shelving and hanging space.

BEDROOM THREE
8'7" x 7'1" (2.63 x 2.17)
Double glazed window to the rear (with fitted blinds), radiator and fitted floor to ceiling mirror-fronted sliding door wardrobes with shelving and hanging space.

BEDROOM FOUR
8'11" x 8'10" (2.74 x 2.71)
Double glazed window to the rear (with fitted blinds), radiator, electric ceiling fan and fitted floor to ceiling mirror-fronted sliding door wardrobes with shelving and hanging space.

BEDROOM FIVE
10'0" x 8'11" (3.06 x 2.74)
Double glazed window to the rear (with fitted blinds) and radiator.

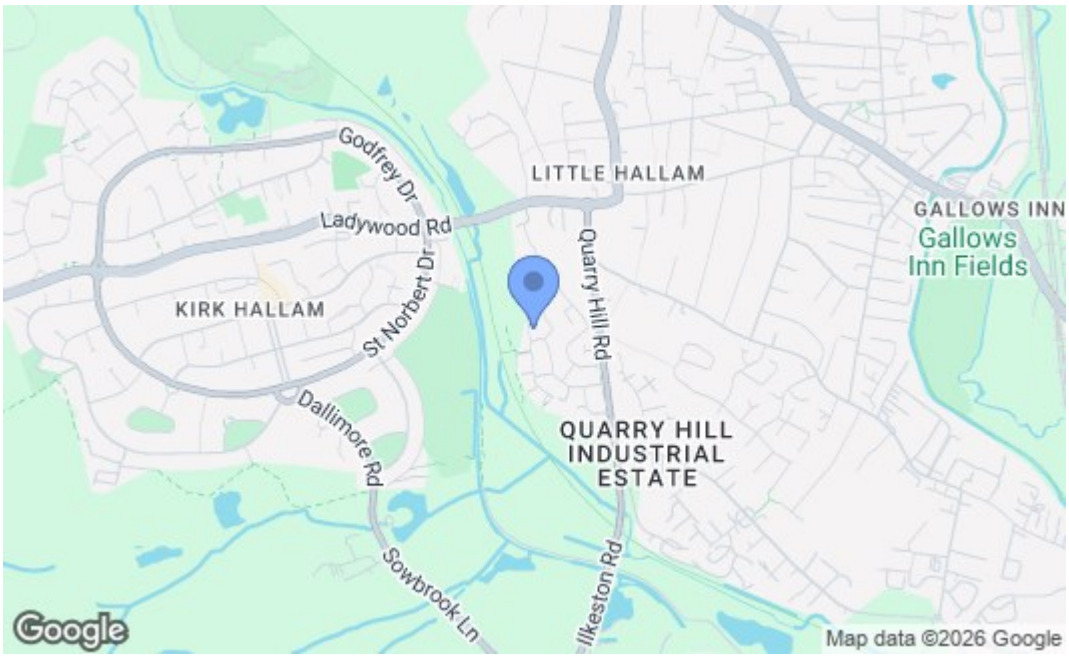
BATHROOM
7'11" x 5'11" (2.42 x 1.82)
Modern white three piece suite comprising panel bath with mixer tap, glass shower screen and electric shower, wash hand basin with mixer tap and push flush WC. Fully tiled walls, double glazed window to the side (with fitted blind), spotlights, extractor fan and ladder towel radiator.

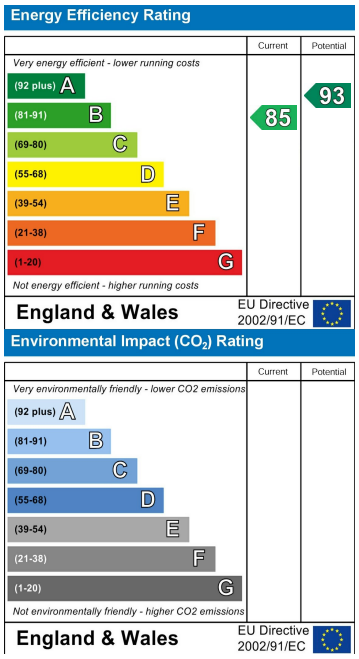
OUTSIDE
To the front of the property, there is a low maintenance, curved, resin frontage with block paved edging and block paved pathway providing access to the front entrance door, adjacent parking spaces and access down the right hand side of the property to a gated double driveway providing further off-street parking and leading to the detached garage to the rear.

TO THE REAR
The rear garden has been heavily improved and landscaped by the current owner, incorporating two separate paved patio areas (ideal for entertaining) with a matching pathway linking the two. There is a central high quality artificial lawn, planted beds and borders with side housing a variety of bushes and shrubs. Within the garden, there is an external water tap, lighting points and power sockets. Sensor security lights over the back patio. Pedestrian gated entrance leads onto the driveway.

DETACHED BRICK BUILT GARAGE
Pitched and tiled roof, sensor security light, up and over door to the front, power and lighting points.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the Sandiacre traffic lights, turn right onto Town Street and proceed parallel with the canal in the direction of Stanton by Dale. Follow the bend in the road and continue onto Ilkeston Road, Sandiacre. This in turn becomes Lows Lane and New Stanton/Twelve Houses. Follow the bend in the road onto Quarry Hill Road and take a left hand turn onto Elka Road. Follow the bend in the road and continue along Elka Road, before veering left onto Wash Meadow Close. The property can be found 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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