Robert Ellis

*look no further...*







Harrow Drive
Ilkeston, Derbyshire DE7 4QY

AN EXTENDED TWO BEDROOM END TOWN HOUSE WITH PARKING, GARAGE & GENEROUS REAR GARDEN.

**£220,000 Freehold**

0115 949 0044

/robertellisestateagent @robertellisea



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND EXTENDED TO THE GROUND FLOOR TWO BEDROOM END TERRACED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

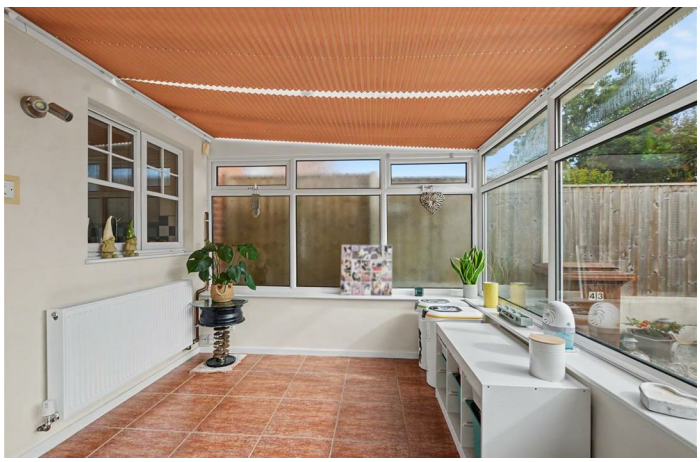
With accommodation over two floors, the ground floor comprises entrance hall with staircase rising to the first floor, generous lounge, full width dining kitchen and conservatory extension. The first floor landing provides access to two bedrooms and a modern bathroom suite.

The property benefits from gas fired central heating from a combination boiler (recently installed), double glazing, ample off-street parking, garage with power and lighting, and generous rear garden.

The property sits favourably in this modern development within easy reach of the nearby shops, services and amenities in Ilkeston town centre. There is also easy access to good schooling for all ages, healthcare needs and transport links, including the Ilkeston train station. The Nutbrook Trail is situated nearby leading to Shipley Country Park.

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





## ENTRANCE HALL
4'4" x 3'8" (1.33 x 1.12)
Panel and double glazed front entrance door, radiator, staircase rising to the first floor, decorative coving, alarm control panel and door to lounge.

## LOUNGE
14'6" x 12'11" (4.44 x 3.94)
Double glazed window to the front, two radiators, laminate flooring, media points, useful understairs storage and opening through to dining kitchen.

## DINING KITCHEN
12'10" x 9'1" (3.93 x 2.79)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite-effect roll top work surfaces incorporating a five ring gas hob with extractor over and oven beneath, inset one and a half bowl sink and draining board with central mixer tap and tiled splashbacks, plumbing for washing machine and slimline dishwasher, space for full height fridge/freezer, laminate flooring, ample space for dining table and chairs, radiator, double glazed window to the rear and double glazed French doors to the conservatory.

## CONSERVATORY
12'5" x 9'8" (3.80 x 2.97)
Brick and double glazed construction with sloping ceiling and fitted blinds, double glazed French doors opening out to the rear garden, power, lighting, tiled floor and central heating radiator.

## FIRST FLOOR LANDING
Doors to both bedrooms and bathroom. Loft access point to a boarded and insulated loft space which houses the gas fired combination boiler (for central heating and hot water).

## BEDROOM ONE
13'0" x 12'5" (3.97 x 3.79)
Two double glazed windows to the front (with fitted blinds), radiator, media points, useful overstairs storage cupboard and double power point incorporating USB charging.

## BEDROOM TWO
11'6" x 7'9" (3.51 x 2.38)
Double glazed window to the rear (with fitted blinds) and radiator.

## BATHROOM
8'9" x 4'9" (2.68 x 1.45)
Modern three piece suite comprising of a P-shaped bath with swan-neck mixer tap, glass shower screen and newly fitted electric shower over, push flush WC and wash hand basin with swan-neck mixer tap. Double glazed window to the rear, fully tiled walls and floor, chrome ladder towel radiator, spotlights, extractor fan and wall mounted mirror fronted bathroom cabinet.

## OUTSIDE
To the front of the property, there is a part tarmac/part block paved driveway providing ample off-street parking for several vehicles and access to the garage and front entrance door. The front also benefits from a lawn with planted borders housing a variety of bushes to the boundary line. The rear garden is enclosed by timber fencing to the boundary line with a good size paved patio leading onto a generous lawn. Within the garden, there is an external water tap and lighting point.

## GARAGE
18'0" x 8'2" (5.50 x 2.50)
Up and over door to the front, personal access door to the rear, 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 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 to the right and continue in the direction of New Stanton onto Lows Lane. At Twelve Houses, follow the bend in the road to the right onto Quarry Hill Road and take an eventual sharp right onto Longfield Lane. Take the second right onto Harrow Drive and the property can be found towards the end of the drive on the left hand side, identified by our For Sale board.

## AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.



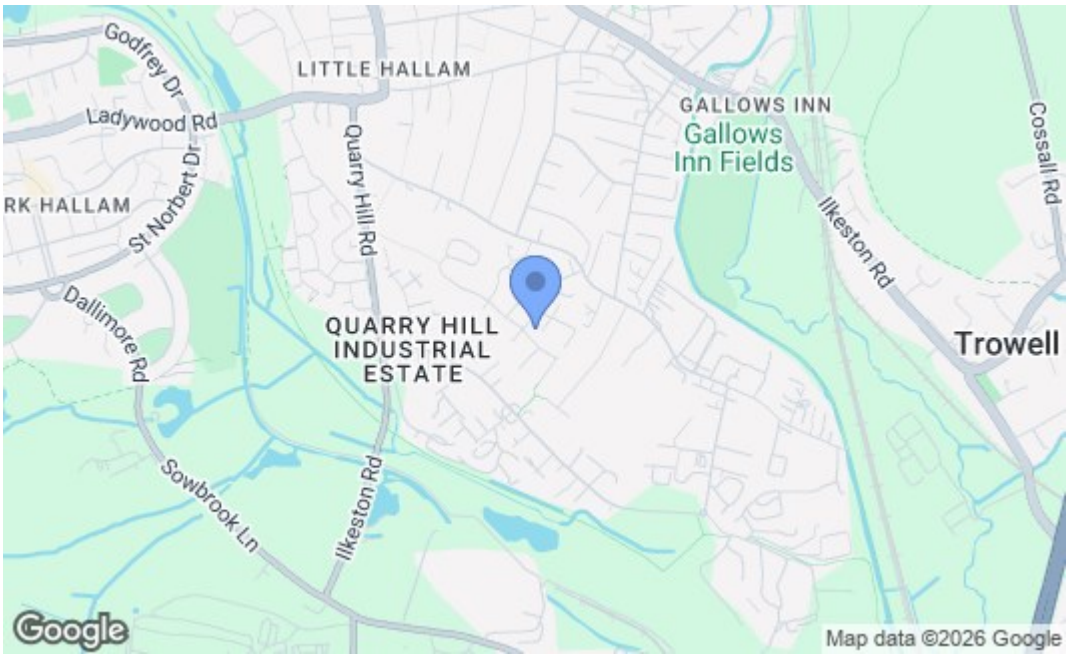


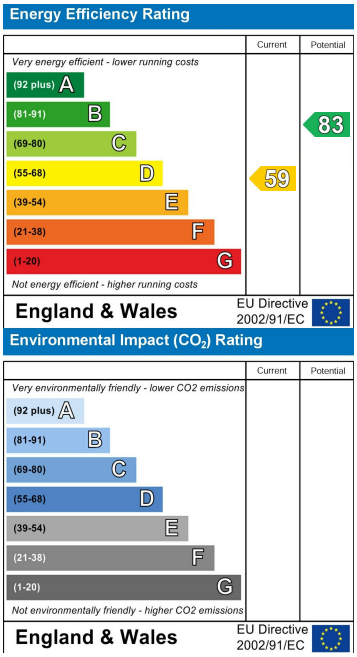









These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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