Robert Ellis

look no further...







Black Hills Drive
Ilkeston, Derbyshire DE7 5FZ

A RECENTLY RENOVATED & WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

Offers Over £200,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS WELL PRESENTED AND RECENTLY RENOVATED BAY FRONTED TWO BEDROOM SEMI-DETACHED HOUSE POSITIONED IN THIS QUIET RESIDENTIAL CUL DE SAC WITHIN EASY REACH OF THE NEARBY TOWN CENTRE AMENITIES.

With accommodation over two floors, the ground floor comprises entrance hall with staircase rising to the first floor, bay fronted living room, open plan breakfast dining kitchen and conservatory. The first floor landing provides access to two bedrooms, the principal bedroom has useful overstairs storage space and fitted wardrobes, and a modern four piece shower room.

The property benefits from gas fired central heating from a combination boiler, double glazing, off-street parking via a double width side-by-side recently re-laid resin driveway, garage to the rear (with power and lighting), and an enclosed easy to maintain garden space incorporating a summerhouse situated at the foot of the plot.

The property is located in this quiet residential cul de sac within walking distance of the nearby town centre amenities, as well as excellent transport links including bus services and the Ilkeston train station which is situated just a short distance away.

There is also easy access to a variety of nearby schooling and childcare needs for all ages, along side ample green and outdoor space.

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





ENTRANCE HALL
4'7" x 3'0" (1.42 x 0.93)
uPVC panel and double glazed front entrance door, radiator, staircase rising to the first floor, laminate flooring and Georgian-style panel and glazed door into the living room.

LIVING ROOM
15'10" x 14'4" (4.85 x 4.38)
Georgian-style double glazed bay window to the front (with fitted blinds), bay radiator, traditional radiator, Georgian-style double glazed window to the side underneath the staircase, wall light points, laminate flooring, media points and central chimney breast incorporating a floating inset coal effect fire. Double width opening through to the breakfast dining kitchen.

BREAKFAST DINING KITCHEN
15'10" x 10'7" (4.84 x 3.23)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating a one and a half bowl sink unit with draining board, mixer tap and tiled splashbacks, fitted four ring hob with extractor over, in-built 'Bosch' oven, plumbing and space for washing machine and further under-counter kitchen appliance, Georgian-style double glazed windows to both the side and rear (with fitted blinds), display shelving and opening through to the dining area where there is ample space for dining table and chairs, coving, radiator, Georgian-style double glazed window to the rear (with fitted blinds) and uPVC panel and double glazed exit door to the conservatory.

BOILER CUPBOARD
Housing the gas fired combination boiler (for central heating and hot water) with plumbing space for dishwasher underneath.

CONSERVATORY
10'5" x 8'7" (3.20 x 2.64)
Brick and double glazed construction with sloping roof incorporating power, lighting and sliding double glazed patio doors opening out to the rear garden.

FIRST FLOOR LANDING
Doors to both bedrooms and shower room. Double glazed window to the side (with fitted blinds) and loft access point with pull-down loft ladder to a partially boarded and insulated loft space.

BEDROOM ONE
11'3" x 11'4" (3.45 x 3.46)
Georgian-style double glazed window to the front (with fitted blinds), radiator, coving, media points and a range of fitted bedroom furniture to one wall including double wardrobes, matching overhead storage cupboards, central dressing table and drawer, and inset mirror and lighting. Door to useful overstairs walk-in wardrobe with radiator, shelving, hanging rail and additional Georgian-style double glazed window to the front (with fitted blinds).

BEDROOM TWO
10'4" x 8'2" (3.16 x 2.49)
Georgian-style double glazed window to the rear, radiator and picture rail.

SHOWER ROOM
7'11" x 7'4" (2.42 x 2.26)
Modern white four piece suite comprising separate tiled and enclosed shower cubicle with glass screen and curved shower door with mains shower, bidet, push flush WC and wash hand basin with mixer tap and storage cabinets beneath. Tiling to the walls, chrome ladder towel radiator, traditional radiator, two wall mounted bathroom cabinets and Georgian-style double glazed window to the rear (with fitted blind).

OUTSIDE
To the front of the property, there is a lowered kerb entry point to a recently re-laid resin double width driveway providing off-street parking side-by-side for two vehicles, with decorative block paved edging. A pathway leads down the left hand side of the property providing access into the rear garden.

TO THE REAR
The rear garden is of a good overall size designed for straightforward maintenance being predominantly slabbed, making for an extensive paved patio seating area. Situated to the foot of the plot, there is a timber summerhouse with decked veranda and wood spindle balustrade either side, with planted flowerbeds and borders. Within the garden, there is an external water tap and lighting point, with pedestrian gated access leading onto the drive to the side.

GARAGE
Up and over door, power and lighting.

DIRECTIONS
From the centre of Ilkeston, proceed away from the town centre via the roundabout onto Stanton Road. Take an eventual right hand turn onto Black Hills Drive, where the property can be found towards the end of the cul de sac on the right 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.





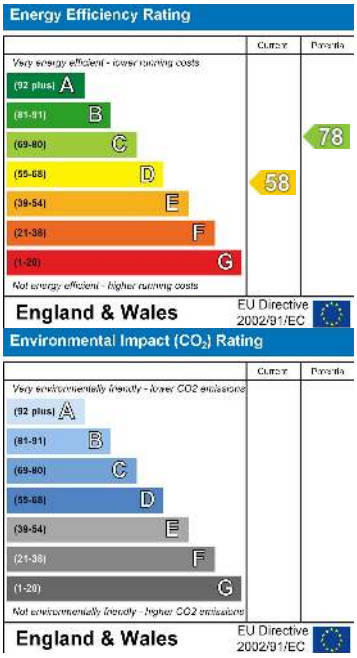












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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