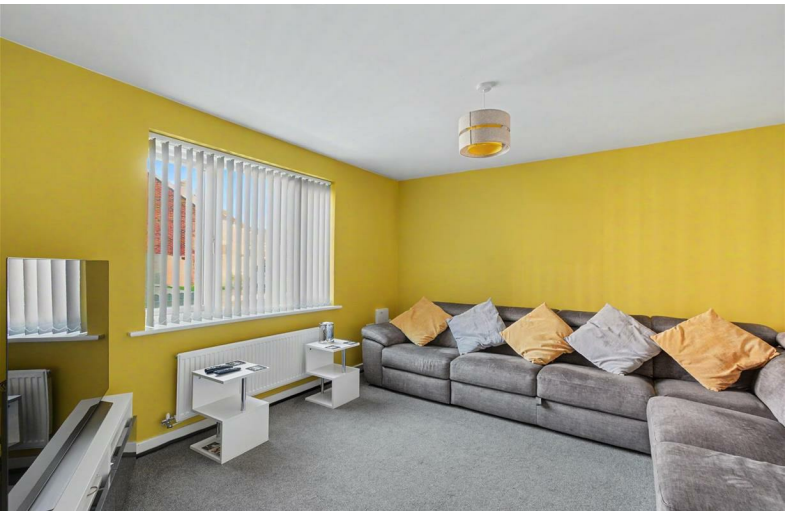
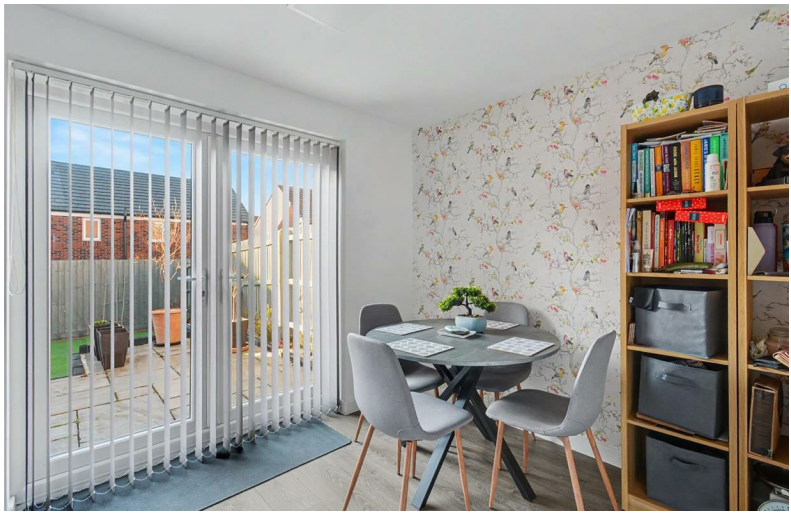
Robert Ellis

look no further. . .







A THREE BEDROOM DETACHED HOUSE.

Slater Way
Ilkeston, Derbyshire DE7 4SL

£299,950 Freehold

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Situated within this now established residential development known as "Elka Rise" is this modern three double bedroom detached house.

Built by Persimmon Homes in 2020, this property comes to the market in a ready to move into condition with great energy efficiency and having the benefit of an EV charging point, as well as gas fired central heating and double glazed windows throughout.

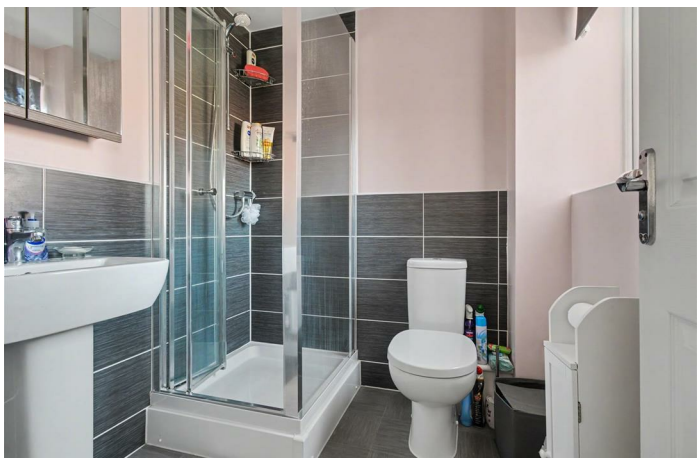
The property comes to the market in a ready to move into condition and has features including a generous living room, open plan family dining kitchen (great for socialising and entertaining), separate utility room and useful cloaks/WC. There are three well proportioned double bedrooms, the principal with en-suite shower room, and also a family bathroom.

Off-street parking is provided for two vehicles in tandem and the house benefits from a detached brick built double garage. The rear garden has been attractively landscaped with ease of maintenance in mind, with patio area and a section laid to artificial turf.

Elka Rise is situated on the outskirts of Ilkeston, within walking distance of Hallam Fields Junior School, with other schools close by. There are good road links to Ilkeston town centre, as well as the nearby cities of Nottingham and Derby.

Due to the ever-popular nature of this house type and location, we recommend an early internal viewing to avoid disappointment.





ENTRANCE HALL
Composite double glazed front entrance door, stairs to the first floor with understairs store cupboard and radiator.

CLOAKS/WC
Housing a two piece suite comprising wash hand basin and low flush WC, radiator.

LIVING ROOM
13'0" x 12'3" (3.98 x 3.75)
Radiator, double glazed window to the front.

FAMILY DINING KITCHEN
18'0" x 9'3" (5.51 x 2.83)
Incorporating a range of fitted wall, base and drawer units, with square edge worktops and inset stainless steel sink unit with single drainer. Built-in appliances including an electric oven, gas hob and extractor hood over, dishwasher and fridge/freezer. Table and chair space, radiator, double glazed window and double glazed French doors opening to the rear garden.

UTILITY ROOM
5'7" x 5'3" (1.72 x 1.61)
Wall and base units with work surfacing and built-in washer/dryer, as well as further appliance space. Cupboard housing gas combination boiler (for central heating and hot water). Cloaks cupboard, double glazed door to the side.

FIRST FLOOR LANDING
Accessed from a dog-leg staircase with double glazed window. Linen cupboard, doors to bedrooms and bathroom.

BEDROOM ONE
12'10" x 10'4" (3.93 x 3.15)
Fitted wardrobes, radiator, double glazed windows to the front.

EN-SUITE
Three piece suite comprising pedestal wash hand basin, low flush WC and shower cubicle with thermostatically controlled shower. Radiator, double glazed window.

BEDROOM TWO
9'6" x 9'3" (2.9 x 2.82)
Fitted wardrobes, radiator, double glazed window to the rear.

BEDROOM THREE
9'5" x 8'6" (2.88 x 2.60)
Radiator, double glazed window to the rear.

FAMILY BATHROOM
Three piece suite comprising pedestal wash hand basin, low flush WC and bath with electric shower over. Tiled splashbacks, radiator, double glazed window.

OUTSIDE
To the front, there is a small landscaped garden with picket fence around and matching gate leading to the front door. At the side of the house, there is a driveway providing off-street parking for two vehicles in tandem and there is a wall mounted EV charging point. The driveway leads to a detached brick built garage with up and over door. The rear garden is of a good size and contemporarily landscaped with patio and gentle steps leading to the main garden which is laid to artificial lawn.





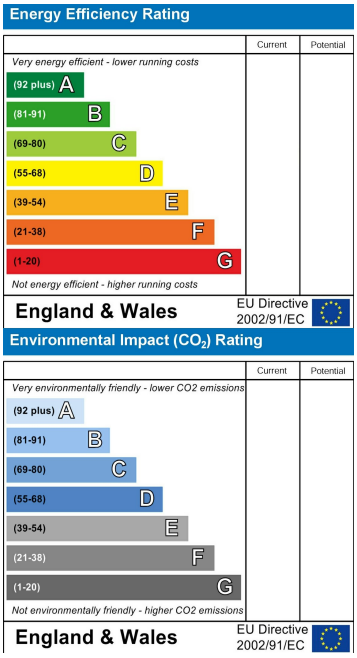












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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