Robert Ellis

look no further. . .







Monyash Close
Ilkeston, Derbyshire DE7 8PR

A THREE BEDROOM DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£220,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS THREE BEDROOM DETACHED FAMILY HOUSE POSITIONED ON A GENEROUS OVERALL PLOT WITHIN A QUIET RESIDENTIAL NO-THROUGH ROAD LOCATION.

With accommodation over two floors, the ground floor comprises entrance hallway, breakfast kitchen to the front and full width living room. The first floor landing then provides access to three bedrooms and a bathroom.

The property benefits from gas fired central heating from a combination boiler, double glazing and a generous overall wraparound garden plot incorporating a useful brick outbuilding.

The property is located in the quiet cul de sac location within close proximity of nearby amenities, open green space and good transport links, including Ilkeston train station.

The property sits adjacent to (first come first served) parking bays, as well as ample street parking.

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





ENTRANCE HALL
12'7" x 6'2" (3.85 x 1.88)
uPVC panel and double glazed front entrance door with full height double glazed unit to the side of the door, staircase rising to the first floor with useful understairs storage space, laminate flooring, radiator. Doors providing access through to the kitchen and living room.

BREAKFAST KITCHEN
13'4" x 12'4" (4.08 x 3.78)
The kitchen is equipped with a matching range of fitted base and wall storage cupboards and drawers, with granite-style roll top work surfaces incorporating single sink and draining board with mixer tap and tiled splashbacks. Space for cooker with curved extractor fan over, plumbing and space for under-counter kitchen appliances, boiler cupboard housing the gas fired combination boiler (for central heating and hot water), double glazed window to the front (with fitted blinds), radiator, tiled floor, ample space for dining table and chairs, side uPVC panel and double glazed exit door.

LIVING ROOM
19'6" x 10'4" (5.95 x 3.17)
uPVC double glazed French doors opening out to the rear garden patio, double glazed window to the rear, laminate flooring, two radiators, coving, media points, central chimney breast incorporating a feature fire surround with display open brickwork.

FIRST FLOOR LANDING
Loft access point, useful storage cupboard with shelving, doors to all bedrooms and bathroom.

BEDROOM ONE
13'1" x 10'7" (3.99 x 3.25)
Double glazed window to the front, radiator.

BEDROOM TWO
12'5" x 10'9" (3.81 x 3.29)
Double glazed window to the rear, radiator.

BEDROOM THREE
8'11" x 7'6" (2.73 x 2.31)
Double glazed window to the rear, radiator.

BATHROOM
8'7" x 5'4" (2.63 x 1.63)
Three piece suite comprising bath with mixer tap and electric shower over, wash hand basin with mixer tap and storage cabinets beneath, and push flush WC. Two double glazed windows to the rear, partial tiling to the walls, radiator.

OUTSIDE
The property benefits from gardens to the front, side and rear, with the front garden being lawned with an array of mature bushes, shrubs and plants. A pathway provides access to the front entrance door and continues to the side garden with a picket-style fence and decorative plum slate chippings. The side garden is predominantly lawned, enclosed by timber fencing with access to the kitchen uPVC door and further uPVC door which leads through beyond the outbuilding into the rear garden. The rear garden is of a good overall size and proportion being lawned with pathway continuing to provide access to a useful patio seating area. The rear garden is enclosed by timber fencing to the boundary lines. The brick outbuilding is accessed via the side offering useful storage space with power and lighting points.

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













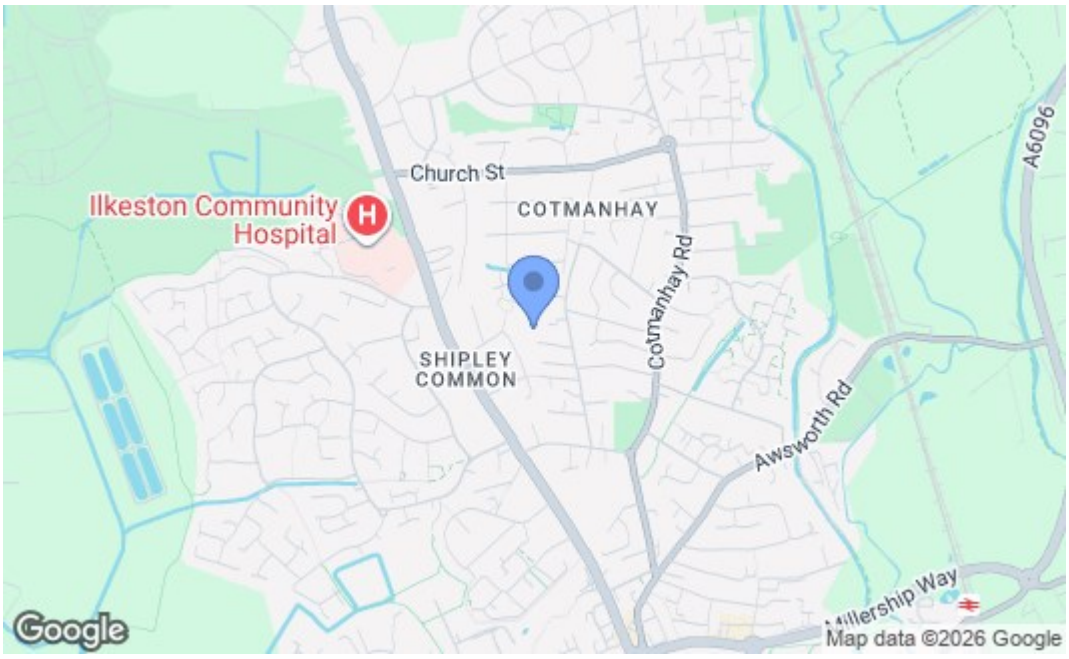

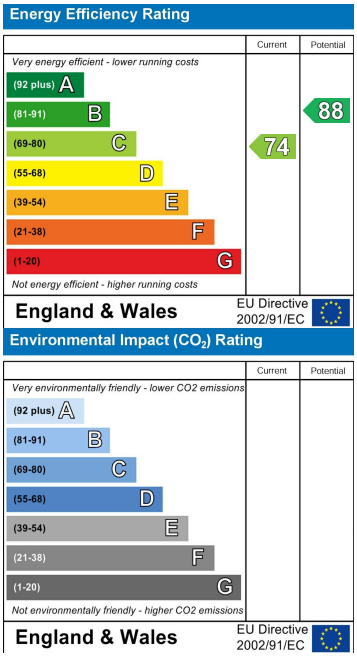

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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