5 Park Avenue
Ilkeston DE7 5DH
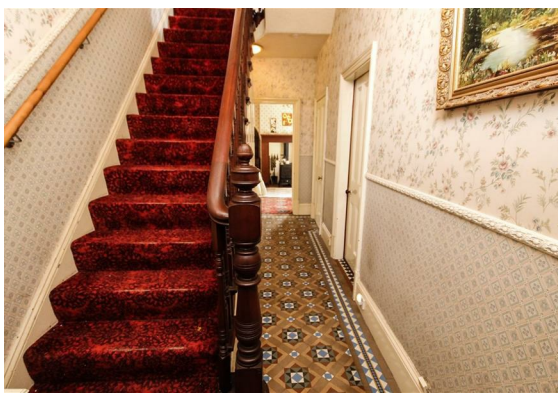
£325,000

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5 Park Avenue

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This three bedroom Victorian family home retaining many original features including coving, ceiling roses & fireplaces, comprises of entrance hallway with original Minton flooring, family front sitting room, dining room & kitchen. A wooden staircase leads to the first floor with three good size bedrooms & family bathroom. Outside is an enclosed private rear garden with off road parking & integral garage to the front of the property.

Viewing is a must to appreciate the style & character of this property which could make delightful family home.

Ilkeston is a much sought-after market town centrally located half way between Nottingham and Derby in the borough of Erewash and has a wide range of facilities. Ilkeston boasts its own railway station and is just 10 minutes from both junction 25 and 26 of the M1 motorway and has fantastic public transport links. Both Nottingham City and the QMC Hospital are less the 20 minutes away.

Entrance Hall

Enter via solid wooden door into spacious hallway with staircase to first floor with original decorative staircase, original Minton flooring & original coving to ceiling, under stairs cupboard, small cupboard housing consumer unit & electric meter. Doors off to all rooms.

Lounge

17'3" (max) x 12'10" (5.26m (max) x 3.91m)

Bay window with single glazed Sash windows, wooden mantle with tiled fireplace housing duel fuel log burner, original coving to ceiling, TV point.

Dining Room

12'1" x 11'9" (3.68m x 3.58m)

Double glazed window to the side elevation, door to rear lean-to, coving to ceiling, wooden mantle with duel fuel log burner, TV point & radiator.
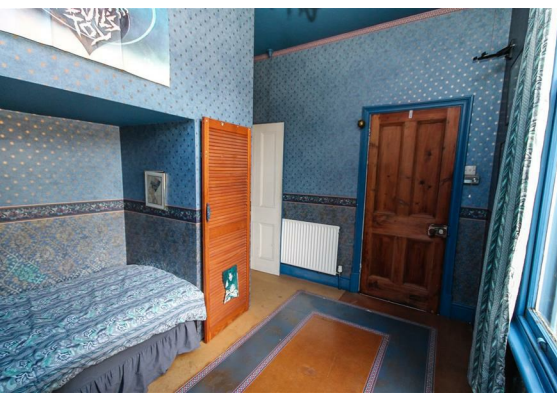
Kitchen

8'8" x 8'1" (2.64m x 2.46m)

Double glazed window to the rear elevation, base units with laminate worktop over, stainless steel sink & drainer, free standing cooker, plumbed for washing machine & space for fridge/freezer.

Utility Area

11'10" x 4'5" (3.61m x 1.35m)

Door to side elevation, base units with laminate worktop over, radiator & door to hallway.

Downstairs WC

4'6" x 3'8" (1.37m x 1.12m)

Double glazed window to side elevation, low flush WC, wash hand basin, radiator & original Minton flooring.

Bedroom One
13'11" x 12'10" (4.24m x 3.91m)
Single glazed Sash window to the front elevation, double glazed window to the rear elevation, fitted wardrobes & overhead storage, original cast iron fireplace.

Bedroom Two
11'9" x 11'1" (3.58m x 3.38m)
Two double glazed windows to side & rear elevation, Valliant combi boiler & radiator.

Bedroom Three
12'10" x 9'9" (3.91m x 2.97m)
Single glazed Sash window to the front elevation & radiator, door to separate Storage Room.

Storage Room
12'11" x 4'3" (3.94m x 1.30m)
Double glazed window to the rear elevation, plenty of storage space.

Bathroom
11'9" x 5'6" (3.58m x 1.68m)
Frosted double glazed window to the side elevation, bath with shower over, low flush WC, wash hand basin, part tiled walls, extractor fan & radiator.

Outside

Integral Garage
17'10" 12'10" (5.44m 3.91m)
With up & over door, light & power.

Rear Garden
Patio area, lawn area, greenhouse

Floor Plan

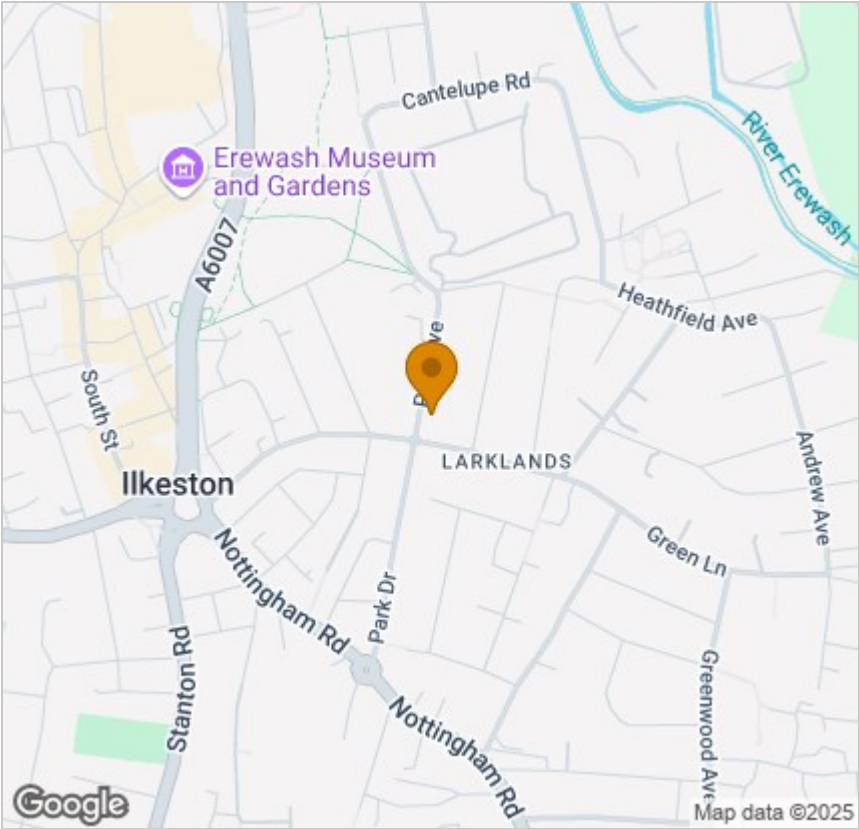## Area Map

Energy Efficiency Graph

Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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