



34 Elka Road
Ilkeston DE7 4SE

£325,000



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An exciting opportunity to purchase a beautifully presented, four-bedroomed family home which offers good-sized accommodation within walking distance of the Nutbrook Trail. The versatile accommodation has two reception rooms, large modern family dining kitchen, utility room, four good-sized bedrooms with master suite en-suite and a family bathroom. Outside is a secure enclosed rear garden with lawn and patio, detached garage and ample off-road parking.

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 15 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 than 20 minutes away.

Don't miss the opportunity to make this house your home and discover the endless possibilities that Elka Road has to offer. Contact us today to arrange a viewing.





Hallway

Enter via composite door into hallway, doors off to the lounge and study, stairs to first floor, radiator and luxury vinyl tile flooring.

Lounge

13'2" x 10'10" (4.01m x 3.30m)

Double glazed window to the front elevation, TV point, radiator and fitted carpet.

Study

9'10" x 9'0" (3.00m x 2.74m)

Double glazed window to the front elevation, TV point, radiator and fitted carpet.



Dining Kitchen

20'5" x 9'6" (6.22m x 2.90m)

Double glazed window to the rear elevation, double glazed French doors to the rear garden, wall and base units with laminate worktop, stainless steel sink and drainer with mixer tap, electric oven and gas hob with extractor fan, plumbed for dishwasher, TV point, radiator and luxury vinyl tile flooring, doorway to utility room.

Utility Room

6'5" x 5'3" (1.96m x 1.60m)

Composite door to the rear elevation, wall and base units, plumbed for washing machine, luxury vinyl tiled flooring and door to WC.



Downstairs WC

5'3" x 4'5" (1.60m x 1.35m)

Double glazed window to the side elevation, low flush WC and wash hand basin.

First Floor Landing

Carpeted stairs to first floor, double glazed window to the side elevation, storage cupboard, doors off to all rooms.

Bedroom One

11'6" x 10'11" (3.51m x 3.33m)

Good sized double bedroom with double glazed window to the rear elevation, radiator, fitted carpet and door to en-suite.

En-Suite Shower Room

6'2" x 3'1" (1.88m x 0.94m)

Frosted double glazed window to the rear elevation, tiled walk-in cubicle with mains feed shower, low flush WC, wash hand basin, heated towel rail & vinyl flooring.





Bedroom Two

11'6" x 10'10" (3.51m x 3.30m)

Double glazed window to the front elevation, radiator & fitted carpet.

Bedroom Three

9'10" x 9'0" (3.00m x 2.74m)

Double glazed window to the front elevation, radiator & fitted carpet.

Bedroom Four

8'2" x 7'10" (2.49m x 2.39m)

Double glazed window to the front elevation, radiator & fitted carpet.



Family Bathroom

8'3" x 6'5" (2.51m x 1.96m)

Frosted double glazed window to the rear elevation, panelled bath with electric shower over, low flush WC, pedestal wash hand basin, extractor fan, part tiled walls & vinyl flooring.

Outside

Rear Garden

Beautifully landscaped enclosed rear garden mainly laid to lawn, stocked borders, paved pathway with side gate and fence boundary.

Front & Side

Front and side garden with lawn, hedge and bushes, parking space and driveway with wooden double gates leading to detached garage.

Detached Garage

Detached garage with up and over door, power and lighting, can be accessed via gates from the driveway.





Floor Plan



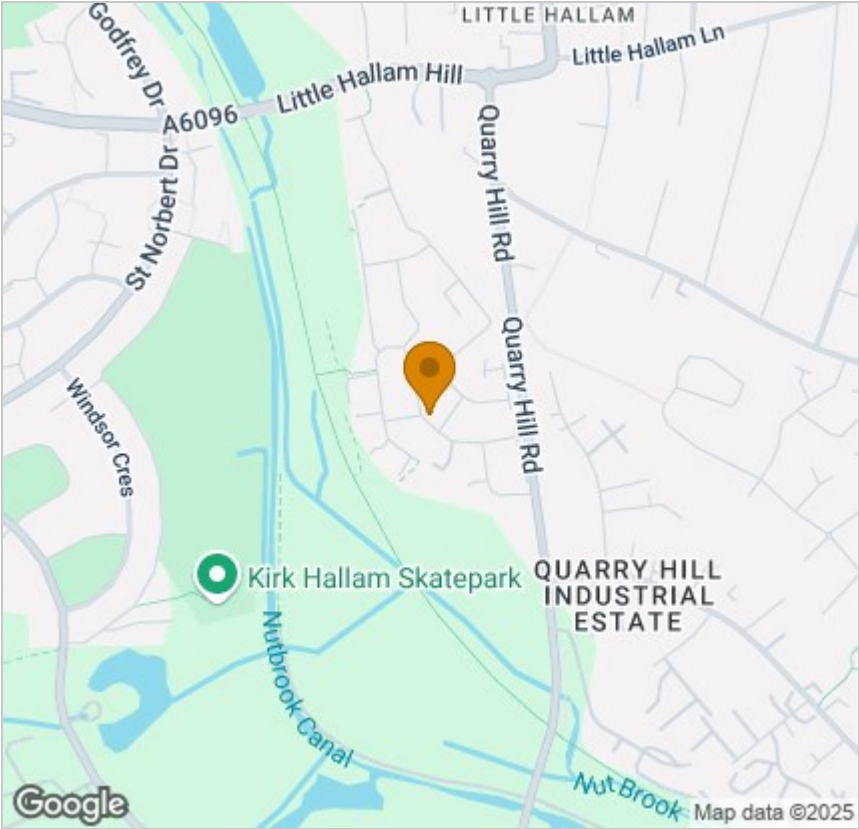
Viewing

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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Area Map



Energy Efficiency Graph

