

CHARLES
NEWTON & CO

ESTATE AGENTS & SOLICITORS

3 Park Avenue
Ilkeston DE7 5DH
£300,000



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Offered for sale with no upward chain is this most charming six bedrooomed Victorian semi-detached residence of considerable style and character with ample space, benefits from a large garden, located in this much sought after tree-lined residential area.

The property offers light and spacious rooms with high ceilings, the characterful accommodation includes many period features and in brief comprises: Large entrance hallway with sweeping staircase, lounge with fireplace sitting room with bay window, kitchen, dining room, downstairs shower room, two roomed cellar with original cold shelf.

Upstairs to the first floor there is a beautiful galleried landing area, four bedrooms, shower room and separate w.c. A staircase leads to the second floor where you will find two more spacious attic bedrooms with eaves storage. The property offers parking to the front and a large tiered rear garden with lawn, mature planted border of tree and bushes and a brick outhouse, greenhouse and shed.

This charming residence on Park Avenue is a rare find with such historical character, making it a wonderful opportunity for those looking to settle in a vibrant and welcoming neighbourhood.

Don't miss the chance to make this house your 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 than 25 minutes away.





Porch

Enter via composite door to side elevation into porch, single glazed wooden door with side panels into entrance hallway.

Hallway

Doors off to all rooms, grand solid wooden sweeping staircase to first floor.

Sitting Room

13'10" x 12'6" (4.22m x 3.81m)

Double glazed aluminium bay window to the front elevation, stone fireplace & carpet tiles.

Lounge

15'4" x 12'9" (4.67m x 3.89m)

Two double glazed aluminium windows to the front elevation, coving to ceiling, marble mantelpiece & hearth housing gas fire, TV point & laminate flooring.

Dining Room

12'5" x 12'4" (3.78m x 3.76m)

Two double glazed windows to the rear elevation, two built in storage cupboards, gas fire, laminate flooring & door to downstairs shower room.

Downstairs Shower Room

5'7" x 5'5" (1.70m x 1.65m)

Walk-in cubicle with mains feed shower, low flush macerator WC, wash hand basin, extractor fan, laminate flooring and uPVC wall panels.



Dining Kitchen

12'2" x 9'5" (3.71m x 2.87m)

Double glazed window to the rear elevation & wooden door, two stainless steel sinks with mixer taps, worktops, electric double oven & gas hob, plumbed for washing machine, space for fridge & laminate flooring.

Pantry & Cellar

Good size pantry with stairs down to large cellar, perfect for storage.

First Floor Landing

Grand solid wood sweeping staircase leads to the first floor with double glazed window to the side elevation, radiator, coving to ceiling & wooden flooring.

Bedroom One

15'6" x 13'11" (4.72m x 4.24m)

Double glazed window to the front elevation, painted marble mantle fire surround with cast iron fireplace and tile decoration & tiled hearth, wash basin, radiator & wooden flooring.

Bedroom Two

14'10" x 14'1" (4.52m x 4.29m)

Double glazed window to the rear elevation, radiator & wooden flooring.



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Bedroom Three

12'7" x 6'8" (3.84m x 2.03m)

Aluminium double glazed window to the front elevation, radiator & carpet tiles.

Bedroom Four

12'7" x 6'8" (3.84m x 2.03m)

Aluminium double glazed window to the front elevation, radiator & vinyl flooring, storage cupboard.

Shower Room

13'3" x 7'1" (4.04m x 2.16m)

Frosted double glazed window to the rear elevation, walk-in cubicle with mains feed shower, wash hand basin, cupboard housing boiler, radiator & vinyl flooring.

Separate WC

6'4" x 3'9" (1.93m x 1.14m)

Frosted double glazed window to the rear elevation, low flush WC & storage cupboard.

Second Floor Landing

Double glazed window to the rear elevation, doors off.

Bedroom Five

16'5" x 12'11" (5.00m x 3.94m)

Roof light, cast iron fireplace & eaves storage.

Bedroom Six

16'11" x 14'0" (5.16m x 4.27m)

Double glazed window to the side elevation, roof light, cast iron fireplace & eaves storage.

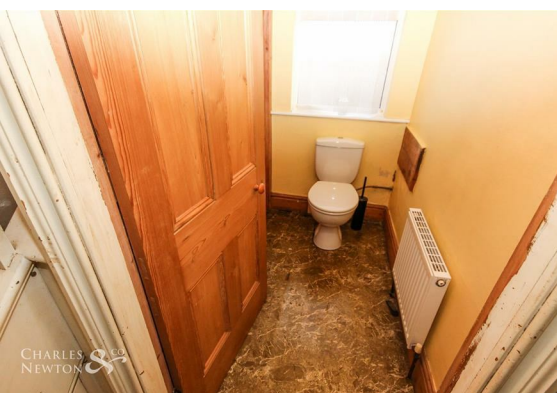
Outside

Frontage

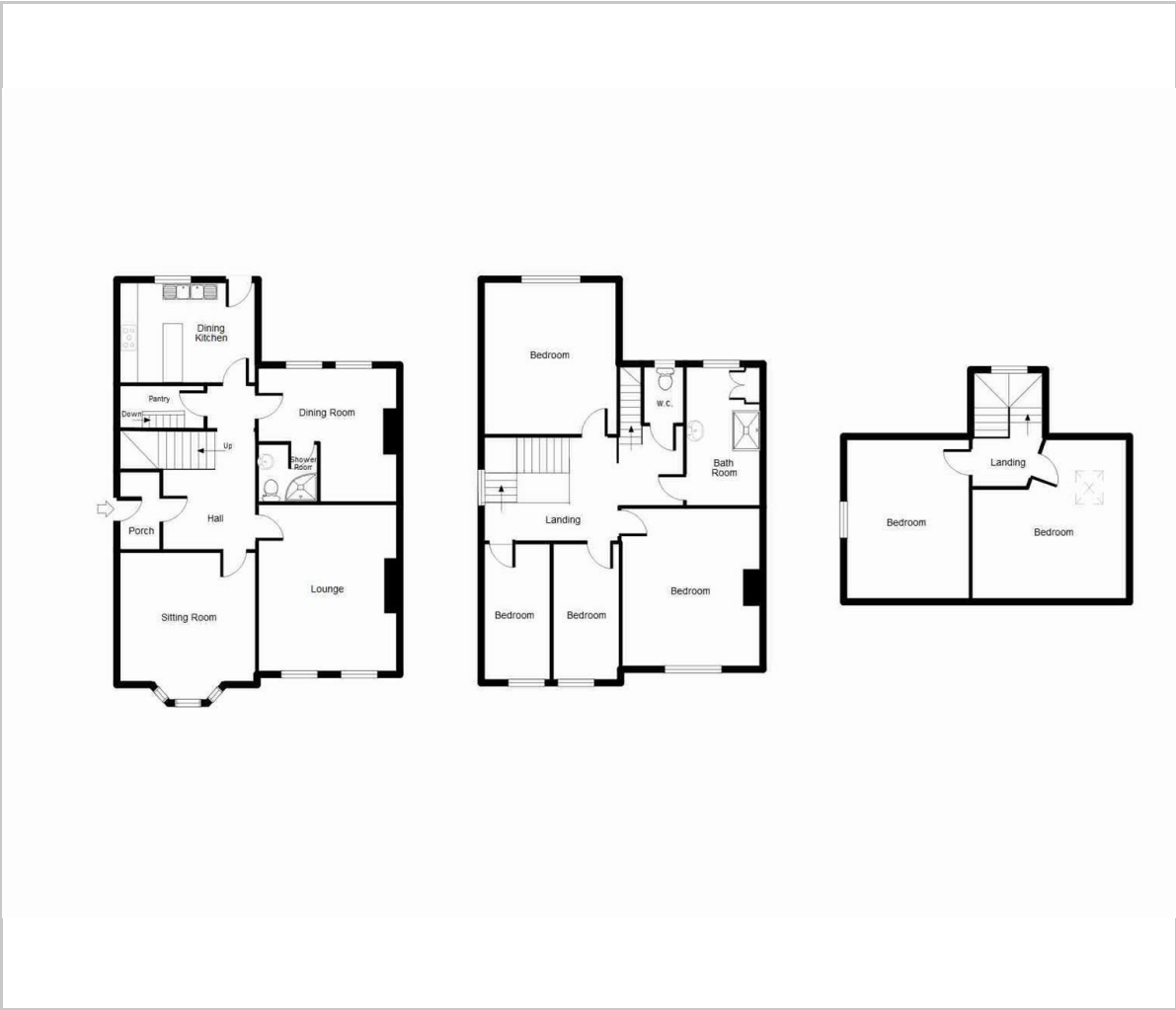
Courtyard frontage with driveway to side and access to the rear garden.

Rear Garden

Generous enclosed garden over two tiers, with lower lawned area with mature planted shrubs and trees borders, raised beds, greenhouse, brick built original outbuilding & brick walled boundaries.



Floor Plan



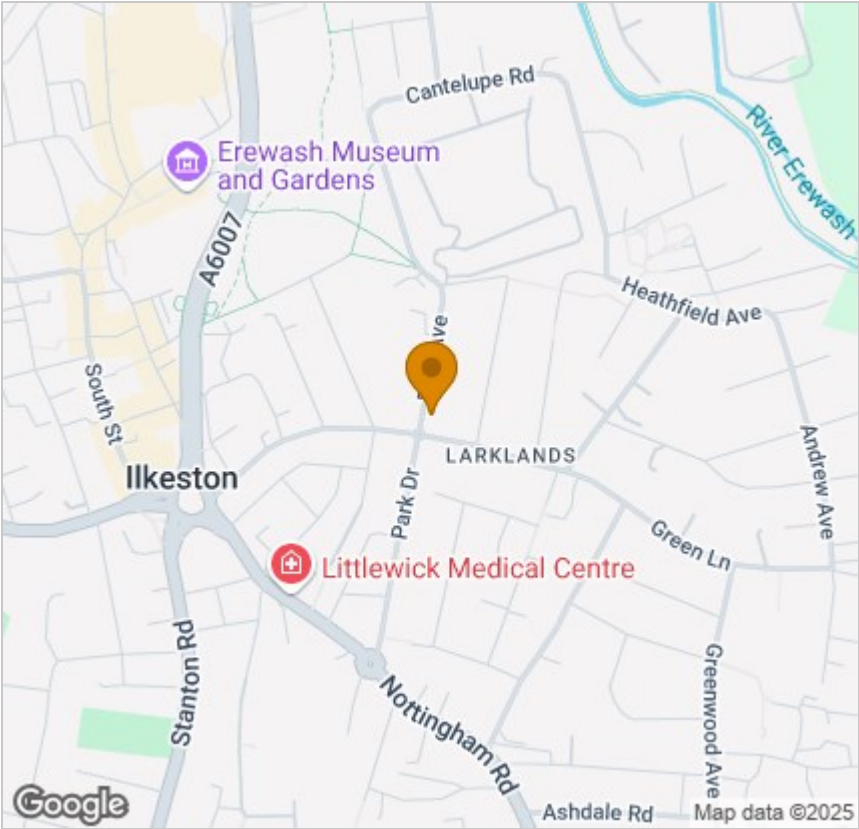
Viewing

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

