



Quarry Hill Road  
Ilkeston, Derbyshire DE7 4DA

**£449,000 Freehold**

A THREE BEDROOM TWO BATHROOM  
THREE TOILET DOUBLE FRONTED  
DETACHED FAMILY HOUSE SITUATED IN  
THIS POPULAR & ESTABLISHED  
RESIDENTIAL LOCATION.





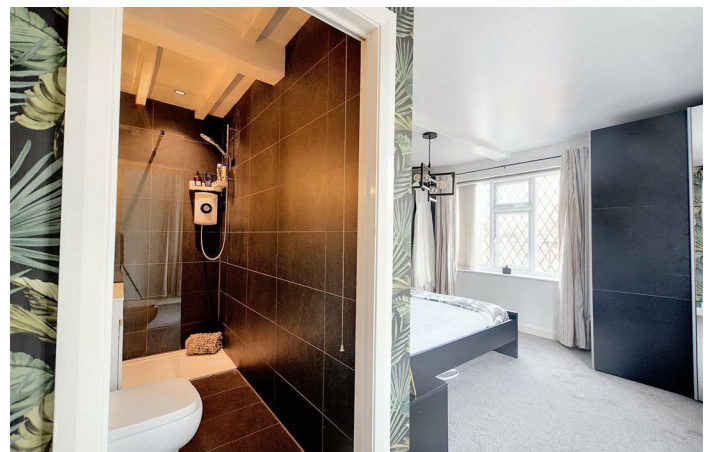
ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED DOUBLE FRONTED THREE BEDROOM TWO BATHROOM THREE TOILET DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises a spacious, welcoming reception hallway, generous lounge, spacious family dining room and breakfast kitchen. The first floor landing then provides access to three good sized bedrooms, family bathroom and en-suite facilities.

The property also benefits from gas fired central heating from combination boiler (re-fitted approx. 4 years ago), four camera app based CCTV system, mains house alarm (also app based), off-street parking, garage, external WC and generous gardens to the rear.

The property sits within close proximity of good transport links including Ilkeston train station, open countryside, healthcare needs and shopping facilities, as well as schooling for all ages.

Due to the presentation and size of the property, we believe it would make an ideal family home. We highly encourage an internal viewing.



## ENTRANCE HALL

12'8" x 11'8" (3.88 x 3.58)

Composite double glazed front entrance door, panelling to dado height, radiator, double glazed window to the front, display plate rack, decorative beamed ceiling, useful understairs storage cupboard with shelving. Internal doors to living room, kitchen and dining room.

## LIVING ROOM

21'10" x 13'2" (6.67 x 4.03)

Double glazed windows to the front and side (both with fitted roller blinds), uPVC panel and double glazed French doors opening out to the rear garden decking with full height double glazed windows to either side of the door, two radiators, feature brick fireplace with inset burner on tiled hearth, Georgian-style back door back to the hallway.

## FAMILY DINING ROOM

24'7" x 14'3" (7.51 x 4.36)

Double glazed bay window to the front, additional front double glazed window, double glazed French doors opening out to the rear garden with double glazed windows to either side of the doors, laminate flooring, two radiators, wall light points, Georgian-style panel and glazed door back to the hallway. Opening through to the kitchen.

## KITCHEN

14'3" x 12'0" (4.36 x 3.68)

Equipped with a matching range of fitted base and wall storage cupboards with laminate effect roll top work surfaces incorporating one and a half bowl sink unit with draining board and pullout spray hose mixer tap, space for range cooker with extractor canopy over, space for an American-style fridge/freezer, plumbing for dishwasher, further space for under-counter mini fridge or freezer. Decorative tiled splashbacks, breakfast bar with space for two barstools, radiator, decorative beamed ceiling, double glazed windows to both the side and rear, uPVC panel and double glazed exit door to outside (with inset fitted blinds). Opening through to the dining room. Georgian-style panel and glazed door back to the hallway.

## FIRST FLOOR LANDING

Decorative beamed ceiling, useful fitted overstairs storage cupboard, decorative wood spindle balustrade, double glazed window to the front, radiator. Doors to all bedrooms and bathroom.

## BEDROOM ONE

15'7" x 14'1" (4.75 x 4.31)

Double glazed windows to both the front and side, with two additional double glazed windows to the rear (all with fitted blinds bar the front window), wall light points, radiator. Opening to en-suite.

## EN-SUITE

8'3" x 3'10" (2.53 x 1.17)

Three piece suite comprising walk-in tiled shower cubicle with glass shower screen and electric shower, wash hand basin with waterfall style mixer tap and double storage drawers beneath, push flush WC. Fully tiled walls and floor, wall light points, decorative beamed ceiling, extractor fan, spotlight.

## BEDROOM TWO

12'11" x 11'5" (3.94 x 3.48)

Double glazed window to the front (with fitted roller blind), radiator.

## BEDROOM THREE

11'5" x 11'3" (3.48 x 3.45)

Double glazed window to the rear overlooking the rear garden, radiator.

## FAMILY BATHROOM

12'9" x 6'4" (3.89 x 1.95)

Spacious modern (recently re-fitted) four piece suite comprising freestanding bath with mixer tap and handheld shower attached, separate walk-in shower cubicle with dual attachment mains drench shower and additional handheld shower attachment, push flush WC, marble style freestanding wash hand basin with mixer tap, storage drawers and shelf beneath. Fully tiled walls and floor, decorative beamed ceiling, double glazed window to the rear, ladder towel radiator, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes) with additional storage space.

## OUTSIDE

To the front there is a block paved driveway providing off-street parking accessed via a lowered kerb entry point to the front of the property. This, in turn, leads to the garage and has pedestrian access leading through into the rear garden beyond. The front garden has a decorative rockery style wall to the front with gravel beds and borders housing a variety of mature and planted bushes, shrubs, trees and plants. There is a shaped lawn section and the block paving continues from the driveway in front of the property leading to the entrance door.

## TO THE REAR

The rear garden extends to a good overall depth with an initial decked and patio entertaining space leading onto a generous lawn section with planted borders housing a variety of mature and specimen bushes, shrubs, trees and plants. To the foot of the plot there is a pitched roof summerhouse with decking surrounding which has the benefit of power and lighting. The rear garden also has the benefit of external lighting point and water tap. Covered decked seating area with feature decking lights and raised gravel stone beds with lighting poles, wrought iron gate leading back to the driveway. Personal access door into the garage. Timber storage shed situated to the foot of the plot.

## OUTSIDE WC

Housing a two piece suite comprising low flush WC and wash hand basin, hot and cold water feeds, tiled splashbacks, mains lighting point.

## EXTERNAL UTILITY AREA

9'6" x 5'4" (2.92 x 1.65)

Glazed window to the front (with fitted blinds), plumbing for washing machine, space for tumble dryer, shelving above.

## EXTERNALLY ACCESSED STUDY AREA

6'2" x 5'4" (1.88 x 1.65)

Window to the rear, power and lighting points.

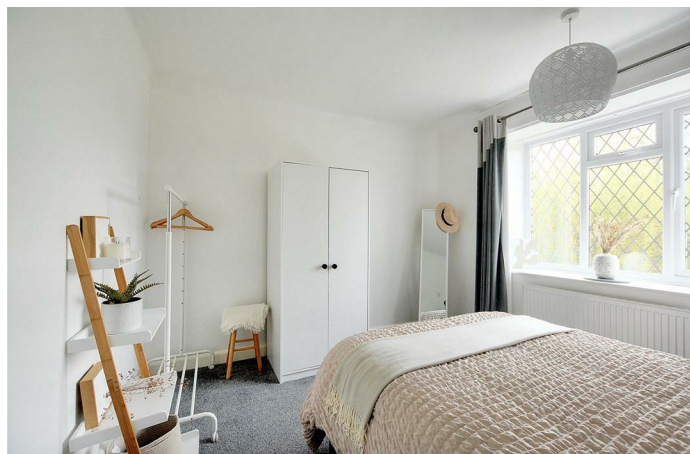
## GARAGE

15'10" x 9'8" (4.83 x 2.96)

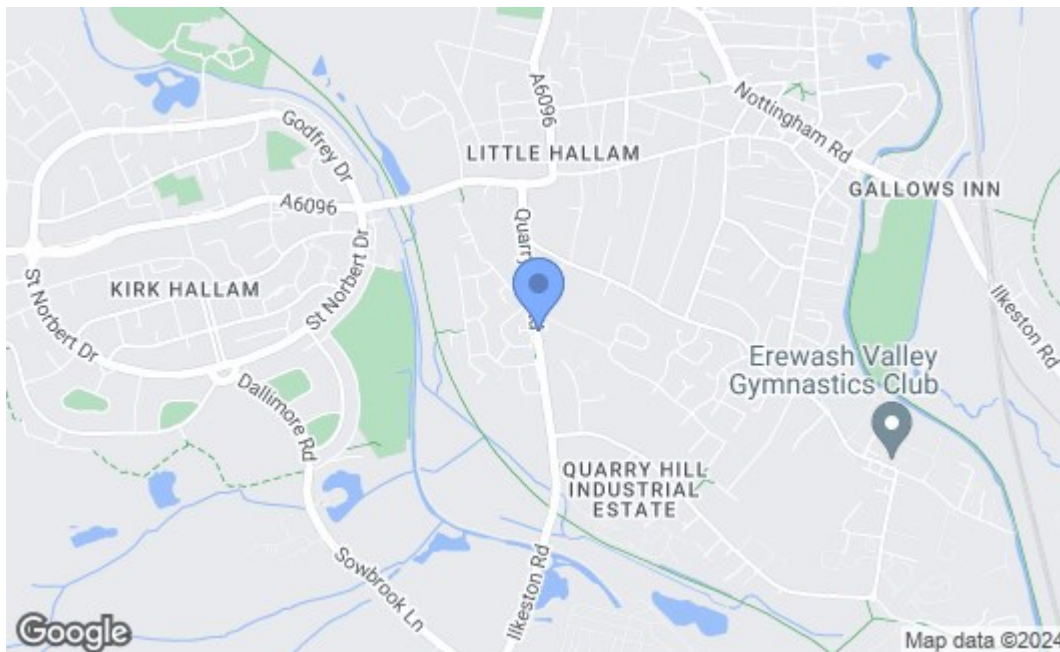
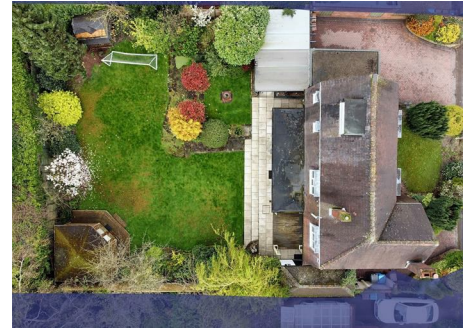
Door to the front, personal access door from the rear garden, power and lighting points.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At Sandiacre traffic lights, turn right onto Town Street and proceed parallel with the canal, heading in the direction of Stanton by Dale. Follow the bend in the road and continue along Ilkeston Road onto Lows Lane, which in turn comes to New Stanton. Follow the bend in the road to the right onto Quarry Hill Road. Continue over the hump in the road and descending towards the Bulls Head roundabout, the property can be found on the left hand side, identified by our For Sale board.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			75
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.