



Harrow Drive  
Ilkeston, Derbyshire DE7 4QY

A RELATIVELY MODERN 1998  
CONSTRUCTED TWO BEDROOM SEMI  
DETACHED HOUSE.

**Offers Over £190,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS 1998 CONSTRUCTED TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, spacious living room, and a full width dining kitchen (replaced in 2020). The first floor landing then provides access to two bedrooms and a modern recently replaced three piece bathroom suite.

The property also benefits from gas fired central heating from combination boiler (fitted in 2021), uPVC double glazing, off-street parking, and enclosed garden space to the rear.

The property is set back from then main run through of the road and is well positioned, close to two popular local schools, easy access to the Nutbrook Trail and canal path. For those needing to commute, there are great transport links nearby through the main bus routes on Nottingham Road, Ilkeston train station, easy access to motorway junctions, as well as ample nearby shops, services and amenities.

Due to its ready to move into condition, we believe the property would ideally suit a first time buyer or young family alike. We highly recommend an internal viewing.



### ENTRANCE HALL

5'0" x 3'10" (1.52m x 1.17m)

Panel and double glazed front entrance door, staircase rising to the first floor, radiator, laminate flooring. Door to living room.

### LIVING ROOM

14'7" x 12'11" (4.45 x 3.95)

Double glazed window to the front (with fitted blinds), two radiators, media points, Adam-style fire surround with marble insert and hearth with an inset two heat electric fire. Useful understairs storage cupboard. Georgian-style double doors leading through to the dining kitchen.

### DINING KITCHEN

12'11" x 9'3" (3.95 x 2.82)

Replaced in 2020 comprising a matching range of fitted base and wall storage cupboards with square edge work surfacing incorporating one and a half bowl sink unit with draining board and central swan-neck mixer tap. Fitted four ring gas hob with extractor over and oven beneath, integrated fridge and freezer, integrated plumbing space for the washing machine, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes) - replaced in 2021, last serviced in August 2023. Ample space for dining table and chairs, radiator, double glazed window to the rear (with fitted blinds). Double glazed French doors opening out to the rear garden (with fitted vertical blinds).

### FIRST FLOOR LANDING

Double glazed window to the side (with fitted blinds), loft access point to a partially boarded and insulated loft space, decorative open spindle balustrade. Doors to both bedrooms and bathroom.

### BEDROOM ONE

12'7" x 12'6" (3.84 x 3.82)

Two double glazed windows to the front (with fitted blinds), radiator, ample space for freestanding furniture, useful overstairs storage cupboard with shelving.

### BEDROOM TWO

11'2" x 7'10" (3.41 x 2.39)

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

### BATHROOM

9'5" x 4'9" (2.89 x 1.47)

Replaced in 2020 this modern white three piece suite comprises panel bath with glass shower screen and mains ran shower, push flush WC, wash hand basin with mixer tap with storage cabinets beneath. Partial wall tiling, double glazed window to the rear, extractor fan, chrome ladder towel radiator.

### OUTSIDE

The property is approached by a tarmac entrance leading to its own driveway leading down the left hand side of the property providing off-street parking comfortably for two vehicles, shaped front lawn with block paved edges and planted borders housing a variety of bushes and shrubbery. Access to the front entrance door, gated pedestrian access leading into the rear garden.

### TO THE REAR

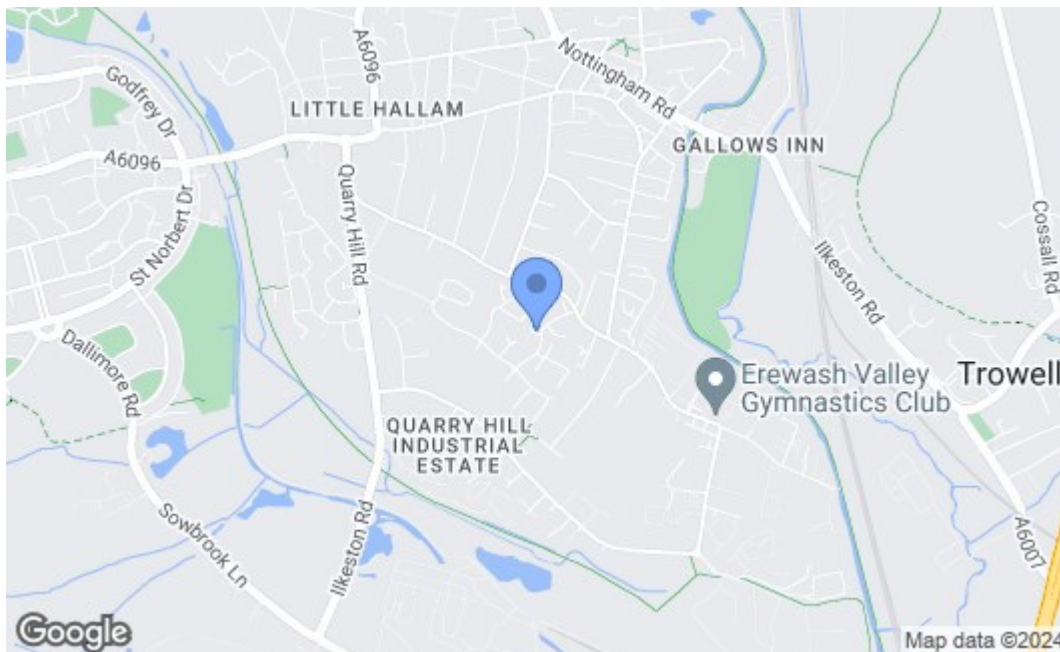
The rear garden is enclosed by timber fencing to the boundary lines, with a good sized paved patio area (ideal for entertaining). This then leads onto an "L" shaped lawn with a timber storage shed situated at the foot of the plot. Within the garden there is external lighting point and water tap.

### DIRECTIONAL NOTE

Approach Ilkeston via Trowell onto Nottingham Road and take a left hand turn onto Thurman Street, after the bridge. Continue onto Corporation Road, proceeding to the "T" junction at the top of the hill and then turn right onto Longfield Lane. Take a left hand turn onto Harrow Drive and the property can be found on the right hand side set back from the road, identified by our For Sale board.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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>		Current	Potential
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.