



Queens Avenue  
Ilkeston, Derbyshire DE7 4DS

**£200,000 Freehold**

A BAY FRONTED THREE BEDROOM SEMI  
DETACHED HOUSE SITUATED IN THIS  
POPULAR & ESTABLISHED RESIDENTIAL  
LOCATION.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET FOR THE FIRST TIME IN APPROXIMATELY 35 YEARS THIS BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION WITH NO UPWARD CHAIN.

A real benefit and unique feature to the property is the overall width and size of the plot, offering off-street parking, garaging, generous gardens and a unique under-garage space used for many different purposes over the years, more recently as a bedroom, but could also be used as a home office, gym or playroom.

The general accommodation of the property overall comprises an entrance hall, ground floor bathroom, bay fronted, front to back living room, kitchen and useful understairs storage space. The first floor landing provides access to three bedrooms.

The property also benefits from gas fired central heating, double glazing, off-street parking and a generous overall plot.

The property is located favourably within close proximity of excellent nearby schooling, including an infants and nursery school, and local junior school both accessible on foot. There is also easy access to good transport links, including bus services, train stations and road networks. There is also easy access to open countryside and local walks such as the Nutbrook Trail and canal path.

We believe the property would make an ideal first time buy or young family home and we highly recommend an internal viewing.



### ENTRANCE HALL

6'10" x 5'11" (2.10 x 1.81)

uPVC panel and double glazed front entrance door, double glazed window to the side of the door, radiator, staircase rising to the first floor, alarm control panel, tiled flooring, router points. Doors to living room, kitchen and bathroom.

### GROUND FLOOR BATHROOM

7'8" x 5'6" (2.36 x 1.70)

White three piece suite comprising panel bath with glass shower screen, electric shower, mixer tap and additional handheld shower attachment. Wash hand basin and low flush WC. Fully tiled walls and floor, double glazed window to the front, radiator, extractor fan.

### KITCHEN

11'10" x 7'8" (3.61 x 2.34)

Equipped with a matching range of fitted base and wall storage cupboards with additional contrasting wall mounted units, roll top work surfaces incorporating single sink and draining board with central mixer tap and tiled windowsill beyond, space for cooker, plumbing for washing machine, space for further under-counter kitchen appliance. Radiator, tiled floor, display shelving, two double glazed windows to the rear (both with fitted roller blinds). Archway through to the understairs storage space/rear lobby.

### UNDERSTAIRS/REAR LOBBY

7'9" x 2'10" (2.37 x 0.87)

Fixed shelving, matching to the kitchen tiled floor, uPVC panel and double glazed door access to the rear garden.

### FRONT TO BACK LOUNGE

16'2" x 10'8" (4.94 x 3.26)

### FIRST FLOOR LANDING

Double glazed window to the rear, meter cupboard box. Doors to all bedrooms.

### BEDROOM ONE

14'4" x 8'8" to wardrobes (4.37 x 2.65 to wardrobes)

Dual aspect double glazed windows to both the front and the rear, the rear overlooking the rear garden and further views over towards open countryside. Radiator, laminate floor, fully fitted wardrobes to one wall with matching overhead storage cupboards with hanging rail and shelving space. Wall light points.

### BEDROOM TWO

12'0" x 9'10" (3.67 x 3.00)

Double glazed window to the front, radiator, useful overstairs storage space incorporating the gas fired combination boiler (for central heating and hot water purposes). Loft access point to an insulated loft space.

### BEDROOM THREE

9'7" x 7'0" (2.94 x 2.14)

Double glazed window to the rear, overlooking the rear garden and countryside beyond. Radiator, laminate flooring, full height storage cupboard with shelving and hanging space.

### OUTSIDE

To the front of the property there is a decorative brick wall to the boundary line with central pedestrian gate and pathway providing access to the front entrance door. The front garden has a split lawn either side of the pathway with an array of planted bushes and shrubbery. A little further along from the pedestrian gate there is a lowered kerb entry point to a driveway space which, in turn, leads to the garage.

### TO THE REAR

The rear garden is enclosed by both timber fencing and hedgerows to the boundary line. This offers a good sized paved patio area ideal for entertaining. This then leads onto two shaped lawn sections with decorative brickwork. External water tap, lighting point, steps with wrought iron railings lead into the rear part of the garage and a further door also provides access into the under-garage space.

### GARAGE

14'9" x 21'6" (4.51 x 6.57)

Up and over door to the front, power and lighting points, useful mezzanine storage area with additional strip light and fixed shelving. Loft access point to a boarded and insulated loft space. Fitted double storage cupboard, panel and glazed door access back into the rear garden.

### UNDER-GARAGE AREA

13'6" max x 20'10" max (4.14 max x 6.37 max)

Double glazed windows to the side and rear, panel exit door to the garden, central heating radiator, boxed-in gas meter, additional gas heater, power and lighting points, fitted blinds to the back window, wall light points and power outlets. This is a very adaptable room with a low ceiling height, previously used as a bedroom, but could also double up as a home office, gym, studio or general games rooms. The conversion of this space took place in the mid 1990's.

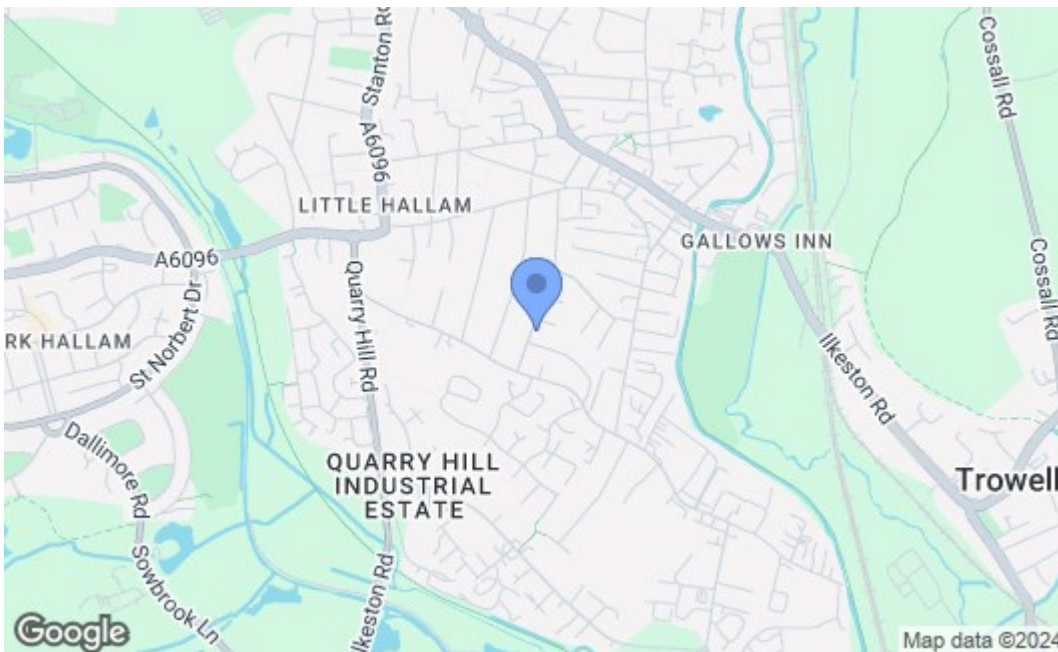
### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, turning right at the Sandiacre traffic lights onto Town Street. Head in the direction of Stanton, parallel with the canal and onto Ilkeston Road. Continue onto Lowes Lane. Follow the bend in the road to the right at Twelve Houses and continue over the bridge onto Quarry Hill. Continue up the hill and take an eventual right hand turn onto Longfield Lane and then take a left turn onto Queens Avenue. The property can then be found on the right hand side.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(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>			
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.