



**Kingsway  
Ilkeston, Derbyshire DE7 4DG**

A THREE BEDROOM SEMI DETACHED  
HOUSE PLUS ATTIC SPACE & GARDEN  
OFFICE/GYM.

**Offers Over £225,000 Freehold**





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND SPACIOUS THREE BEDROOM (PLUS ATTIC ROOM) SEMI DETACHED HOUSE WITH NO UPWARD CHAIN, SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL TREE-LINED ROAD IN ILKESTON.

With accommodation over two floors, the ground floor comprises an side entrance lobby, front living room, inner lobby, dining room, kitchen and bathroom. The first floor landing then provides access to three bedrooms and a wooden fold-down ladder provides access to a useful attic space which could be used for many purposes.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, landscaped gardens, external utility area, as well as a multi-functional detached garden room/office which could be used for a variety of needs.

The property is located in this popular residential tree-lined road situated within easy reach of the shops, services and amenities in Ilkeston town centre. There is also easy access to nearby schooling, transport links and open countryside.

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



### SIDE ENTRANCE HALL

3'4" x 3'3" (1.04 x 1.01)

Feature composite double glazed side entrance door, staircase rising to the first floor, coat pegs, door to dining room.

### LIVING ROOM

11'10" x 10'11" (3.61 x 3.34)

Double glazed window to the front (with fitted blinds), part panelling to one wall, painted decorative coving, Victorian style radiator, meter cupboard, fixed shelving, central panelled chimney breast with inset hidden media points and plugs.

### INNER LOBBY

5'6" x 2'11" (1.69 x 0.89)

Creating a useful storage or bar area with power points, spotlights, double storage and wine chiller. Tiled floor, exposed display brickwork, opening through to the living room.

### DINING ROOM

13'3" x 11'8" (4.05 x 3.57)

Double glazed French doors opening out to the rear garden, double glazed window to the side, central chimney breast with inset hidden media points and plugs, vertical radiator, spotlights, open access to the kitchen, door into the inner lobby. Ample space for dining table and chairs.

### KITCHEN

10'6" x 6'7" (3.21 x 2.03)

Comprising a matching range of fitted base and wall storage cupboards with granite work surfaces 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 double oven beneath, plumbing for washing machine and dishwasher, space for double fridge/freezer, double glazed window to the side (with fitted blinds), spotlights, tiled floor, door to bathroom.

### BATHROOM

8'5" x 6'3" (2.57 x 1.92)

Four piece suite comprising tiled-in spa bath with glass shower screen, central mixer tap and mains shower, push flush WC, matching twin sinks with individual mixer taps and storage cabinets beneath. Two double glazed windows to the side (one with fitted blinds), vertical radiator, additional towel radiator, spotlights, extractor fan, fully tiled walls and floor.

### FIRST FLOOR LANDING

Doors to all three bedrooms, radiator, spotlights and loft access point with wooden pull-down loft ladders providing access to the attic space.

### BEDROOM ONE

11'10" x 11'4" (3.61 x 3.47)

Double glazed windows to the front (with fitted blinds), vertical radiator, spotlights, bedside wall light points, hidden plug and media sockets, useful overstairs storage closet.

### BEDROOM TWO

12'8" x 8'10" (3.87 x 2.70)

Double glazed window to the rear (with fitted blinds), vertical radiator, coving, range of "L" shaped fitted wardrobes.

### BEDROOM THREE

10'4" x 6'1" to wardrobes (3.16 x 1.87 to wardrobes)

Double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator, spotlights, laminate flooring, floor to ceiling wardrobes fully fitted to one wall (one of which houses the gas fired combination boiler for central heating and hot water purposes).

### ATTIC SPACE

13'11" x 11'6" (4.26 x 3.53)

Accessed via a wooden pull-down ladder from the first floor landing, with double glazed window to the side making the most of the views beyond, fitted granite bench/worktop, eaves storage space, built-in storage, radiator.

### OUTSIDE

To the front of the property there is a lowered kerb entry point to a driveway providing off-street parking, paved/tarmac pathway providing access to the side entrance door, pedestrian gated access then leads into the rear garden.

### TO THE REAR

The rear garden is a good overall size, being enclosed by either brick wall or timber fencing to the boundary lines, good sized initial paved patio seating area with painted and rendered masonry walls, steps then provide access to the a secondary paved patio seating area, beyond which there is a garden lawn with raised sleeper style flowerbeds housing a variety of plants and shrubbery with decorative gravel stone chippings. To the foot of the plot, there is a further patio space and bi-fold door access into the detached garden room. Within the garden, there are external power points, lighting and water tap.

### DETACHED GARDEN ROOM

14'2" x 13'1" (4.33 x 4.01)

Bi-fold door access to the front, power and lighting points, raised area to the rear, as well as a useful storage cupboard.

### EXTERNAL UTILITY ROOM

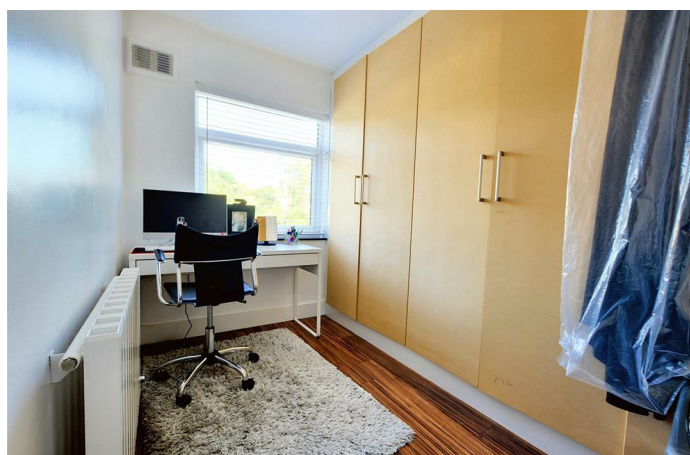
Fitted counter top space doubling up as a mini breakfast bar, vertical electric heated towel radiator, decorative tiled splashbacks, space for tumble dryer, power, lighting, tiled flooring, spotlights, mini loft hatch, uPVC double glazed French-style entrance doors from the garden.

### DIRECTIONAL NOTE

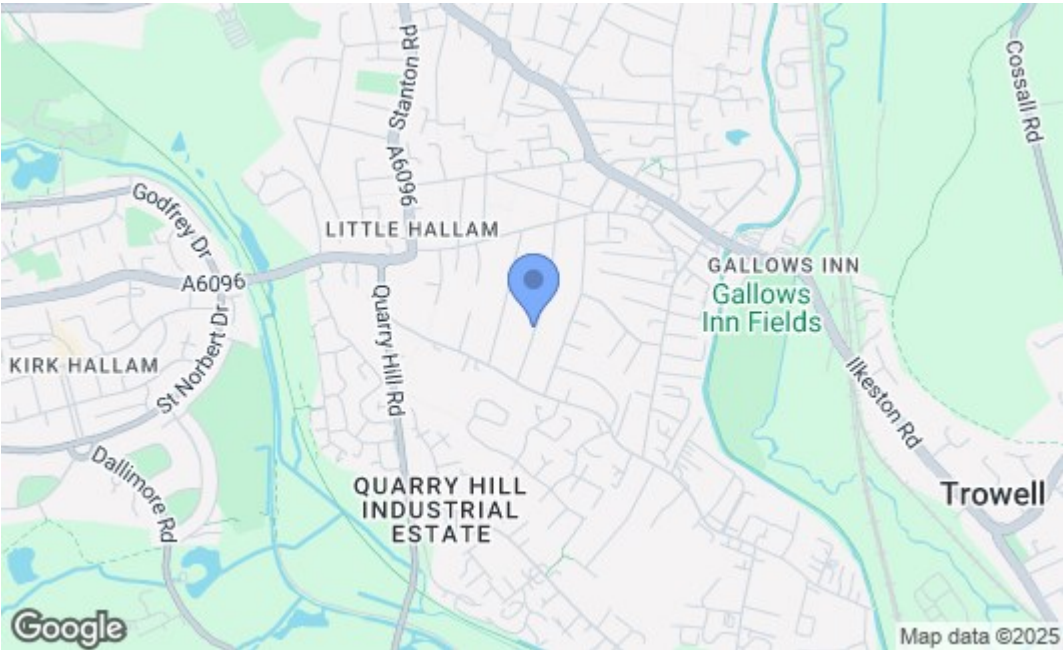
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. At Sandiacre traffic lights, turn right onto Town Street and proceed parallel with the canal heading in the direction of Stanton by Dale. Continue onto Lows Lane and through New Stanton, following the bend in the road (to the right) onto Quarry Hill Road. Proceed up the hill and take a right hand turn onto Longfield Lane and then take a left turn onto Kingsway. The property can be found after descending the hill on the left hand side, identified by our For Sale board.

### COUNCIL TAX

Erewash Borough Council Band B.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	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		
England & Wales 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.