

Garden Avenue  
Ilkeston, Derbyshire DE7 4DF

**£340,000 Freehold**

A FOUR BEDROOM DETACHED HOUSE.





A surprisingly spacious four bedroom detached house.

What is even more surprising is the substantial garden plot.

Situated on a total garden plot of approximately 0.14 of an acre, this property enjoys ample off-street parking to the front and exceptionally long downward sloping rear gardens offering a great space for families to enjoy and play. Ideal for keen gardeners also.

This property benefits from gas fired central heating served from a combination boiler and double glazed windows and has the additional benefit of an en-suite shower room to the principal bedroom and a useful utility room beyond the kitchen.

The property is situated in this highly regarded residential suburb on Garden Avenue, ideal for families and commuters alike as schools for all ages are within easy reach including Field House Infant School and Hallam Fields Junior School (both within a quarter of a mile of the property). Ilkeston market town is also less than a mile away, including Morrisons, Tesco and train station a short drive. Ilkeston also offers good accessibility to the cities of Derby and Nottingham, as well as Junction 25 of the M1 motorway for further afield.

This property is ideal for growing families and an internal viewing is recommended.





#### ENTRANCE PORCH

uPVC double glazed window and front entrance door. Internal door and window leading to hallway.

#### HALLWAY

10'10" x 6'10" (3.31 x 2.10)

Stairs to the first floor, understairs store cupboard. Doors to living room and dining kitchen.

#### LIVING ROOM

18'9" x 11'10" (5.73 x 3.62)

Flame effect gas fire with feature surround, two radiators, double glazed window to the side, double glazed window to the front, double glazed patio doors leading to the rear garden.

#### DINING KITCHEN

21'5" x 9'0" (6.53 x 2.75)

The kitchen area comprises a range of fitted wall, base and drawer units with contrasting granite worktops and inset one and a half bowl composite sink unit with single drainer. Built-in electric oven, electric hob and extractor hood over. Integrated dishwasher and microwave. Table and chair space, radiator, double glazed window to the front, double glazed window and door to the rear.

#### UTILITY ROOM

6'10" x 7'10" (2.09 x 2.4)

Fitted wall and base cupboards to match the kitchen with granite worktops. Cupboard housing 'Worcester' gas combination boiler (for central heating and hot water), heated towel rail, double glazed window to the rear.

#### FIRST FLOOR LANDING

Hatch and ladder. Doors to bedrooms and bathroom.

#### BEDROOM ONE

15'1" x 8'7" reducing to 5'2" (4.61 x 2.62 reducing to 1.60)

Radiator, double glazed window to the front. Door to en-suite.

#### EN-SUITE

8'7" x 5'10" (2.63 x 1.78)

Three piece suite comprising wall mounted wash hand basin and vanity unit, low flush WC, corner shower cubicle with twin rose thermostatically controlled shower system. Heated towel rail, double glazed window.

#### BEDROOM TWO

10'2" x 11'1" (3.11 x 3.39)

Radiator, double glazed window to the front.

#### BEDROOM THREE

9'2" x 8'5" (2.8 x 2.58)

Radiator, double glazed window to the rear enjoying far reaching views over the surrounding area.

#### BEDROOM FOUR

7'10" x 7'9" (2.41 x 2.38)

Radiator, double glazed window to the front.

#### FAMILY BATHROOM

9'8" x 5'10" (2.97 x 1.8)

Incorporating a modern white four piece suite comprising floating wash hand basin, low flush WC with concealed cistern, bathtub with waterfall central mixer taps, corner shower cubicle with twin rose thermostatically controlled shower system. Partially tiled walls, heated towel rail, double glazed window.

#### OUTSIDE

To the front is a block paved forecourt providing parking for up to four vehicles. There is gated pedestrian access to the side of the house leading to the rear garden. There is a brick built store with power. The property enjoys an extensive rear garden which comprises a terraced patio area beyond the rear elevation, steps leading to a section of garden laid to lawn with raised bedding and shrub borders, and a garden pond. Steps lead to the main and lower garden which is laid mainly to lawn with galvanised steel garden shed and a pathway leading to the foot of the plot where there is another section of garden laid to lawn, with two apple trees and brick built outbuildings.

#### COUNCIL TAX

Erewash Borough Council Band C.

#### Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Broadband Speed - Standard 8mbps, Superfast 80mbps,

Ultrafast 9000mbps

Phone Signal – O2 & Vodaphone = Green - EE & Three = Amber

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Very Low Risk

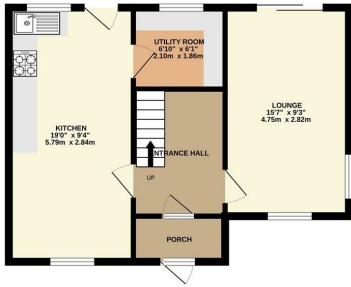
Flood Defences – No

Non-Standard Construction – No

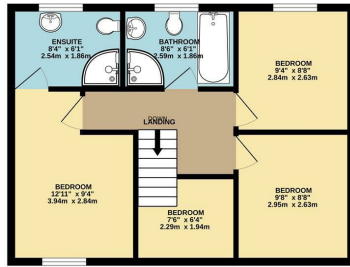
Other Material Issues – No



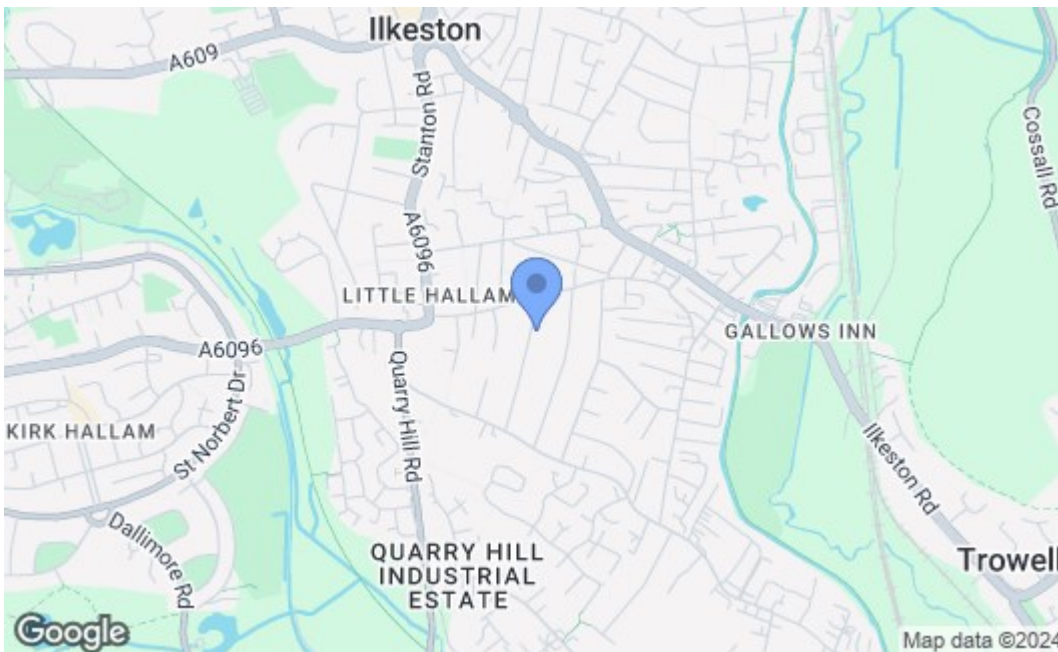
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	
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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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