



**Slater Way
Ilkeston, Derbyshire DE7 4SN**

£270,000 Freehold

A NEARLY NEW THREE BEDROOM THREE
STOREY SEMI DETACHED HOUSE SITUATED
IN THIS POPULAR & ESTABLISHED
RESIDENTIAL LOCATION.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS PERSIMMON HOMES CONSTRUCTED NEARLY NEW THREE STOREY, THREE BEDROOM, TWO BATHROOM SEMI DETACHED HOUSE SITUATED IN THIS NOW ESTABLISHED & POPULAR RESIDENTIAL LOCATION.

With accommodation over three floors, the ground floor comprises reception entrance hallway, ground floor WC and staircase rising to the first floor. The first floor landing provides access to the open plan living space and kitchen. A further staircase rises to the top floor landing where three bedrooms, family bathroom and en-suite facilities can be found.

The property also benefits from gas fired central heating from combination boiler, double glazing, double driveway to the front, integral garage, enclosed garden space and the remainder of the NHBC warranty.

The property is located within this now established and popular residential location which offers easy access to the nearby town centre amenities. There is also easy access to good outdoor countryside, including that of the Nutbrook Trail leading to Shipley Country Park, good transport links, including Ilkeston train station.

The property is in a ready to move into condition and would make an ideal first time buy or family home. We highly recommend an internal viewing.



ENTRANCE HALL

15'7" x 7'7" (4.77 x 2.33)

Panel and double glazed front entrance door, radiator, staircase rising to the first floor with decorative wood spindle balustrade, useful storage cupboard. Door to ground floor WC.

WC

5'1" x 3'10" (1.56 x 1.19)

Two piece suite comprising push flush WC and wash hand basin with mixer tap and tiled splashback. Double glazed window to the front, radiator.

FIRST FLOOR LANDING

Staircase rising to the top floor, access into the open plan living space. Double glazed window to the front.

OPEN PLAN LIVING SPACE

28'4" x 17'1" (8.65 x 5.21)

The front lounge area has two double glazed windows to the front (with fitted blinds), radiator, media points, spotlights. This then opens out to a dining area to the rear where there are double glazed French doors opening out to the rear garden, additional radiator, opening through to the kitchen area.

KITCHEN

9'6" x 8'4" (2.90 x 2.55)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with square edge laminate-style work surfacing incorporating one and a half bowl sink unit with draining board and central mixer tap. Fitted four ring gas hob with extractor over and oven beneath, integrated appliances include dishwasher, washing machine, fridge and freezer, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes. Spotlights, double glazed window to the rear (with fitted blinds).

TOP FLOOR LANDING

Doors to all bedrooms and bathroom. Useful storage closet, decorative wood spindle balustrade, loft access to an insulated loft space.

BEDROOM ONE

12'3" x 10'2" (3.74 x 3.12)

Double glazed window to the front, radiator, full height fitted sliding door wardrobes. Door to en-suite.

EN-SUITE

10'4" x 3'10" (3.15 x 1.19)

Three piece suite comprising walk-in tiled and enclosed shower cubicle with mains shower and glass screen and shower door, wash hand basin with mixer tap, push flush WC. Chrome ladder towel radiator, partial tiling to the walls, extractor fan.

BEDROOM TWO

11'7" x 9'4" (3.55 x 2.87)

Double glazed window to the rear, radiator.

BEDROOM THREE

9'0" x 7'5" (2.75 x 2.28)

Double glazed window to the rear, radiator.

FAMILY BATHROOM

9'8" x 6'7" (2.96 x 2.01)

Modern white four piece suite comprising panel bath with mixer tap and tiled splashbacks, separate tiled and enclosed shower cubicle with electric shower and foldaway glass shower screen, wash hand basin with mixer tap, push flush WC. Double glazed window to the front, extractor fan, chrome ladder towel radiator, partial tiling to the walls.

OUTSIDE

To the front of the property there is a double width block paved driveway providing off-street parking side-by-side for two cars, strip of lawn, access to the integral garage via up and over door, stepped access leading down the left hand side into the rear garden. External lighting point to the side of the entrance door.

TO THE REAR

The rear garden is enclosed by timber fencing to all boundary lines and is split into various sections. There is an initial paved patio seating area (ideal for entertaining) and this leads onto a lawn with feature rockery retaining wall to the rear. There is pedestrian gated access which leads back down the side of the house towards the driveway. External water tap and lighting point.

GARAGE

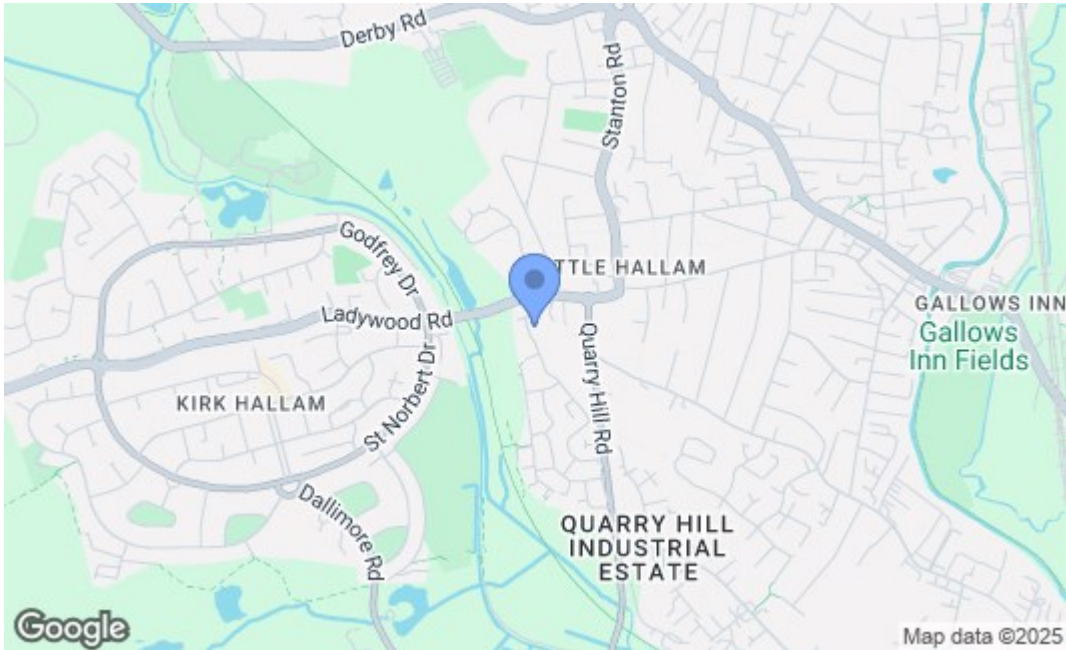
20'0" x 8'9" (6.10 x 2.69)

A surprisingly spacious garage with up and over door to the front, power and lighting points.

DIRECTIONS

From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the Sandiacre traffic lights, turn right onto Town Street and proceed parallel to the canal, heading in the direction of Stanton by Dale. Follow the "S" bend round onto Ilkeston Road which in turn then becomes Lowes Lane and continue towards New Stanton/Twelve Houses. At the bend in the road, continue right, over the bridge onto Quarry Hill Road. Take a left turn and enter the Elka Rise estate on Elka Road and again follow the bend in the road round before taking a right hand turn onto Slater Way. The property can then 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		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.