



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

A three bedroom, three storey end town house situated within this popular and established residential location.

Offers Over £230,000 Freehold



Robert Ellis are delighted to welcome to the market The Bickleigh, this three storey, three bedroom modern end town house situated within this popular and now established residential location.

With accommodation over three floors which comprises of a front living room, inner lobby, ground floor w.c. and breakfast dining kitchen to the ground floor. The first floor landing then provides access to bedrooms 2 and 3, as well as the family bathroom, whilst a further staircase rises to the top floor where the principal bedroom suite can be found.

The property also benefits from gas central heating from a combi boiler, three app based remote control operated hot and cold wall mounted air conditioning units in each of the bedrooms, double glazing, enclosed garden space to the rear and two parking spaces to the front of the property.

As previously mentioned the property is located within this well respected, modern yet now established residential development which is situated within close proximity of the shops, services and amenities within nearby Ilkeston town centre. There is also easy access to a vast array of outdoor space such as the Nutbrook trail whilst also providing convenient transport links nearby such as the Ilkeston train station, A52 for Nottingham and Derby as well as J25 of the M1 motorway.

The property also benefits from being within its new build NHBC warranty and the property itself has been well looked after, having only had one owner since construction and would make an ideal first time buy or young family home.

We would therefore highly recommend an internal viewing.



Lounge

14'7" x 12'5" approx (4.47m x 3.81m approx)

Panel and double glazed front entrance door from the front driveway, double glazed window to the front with inset fitted blinds, laminate flooring, radiator, media points and wall mounted electrical consumer box. Understairs storage cupboard and wall mounted Nest thermostat.

Inner Hall

7'1" x 4'9" approx (2.17m x 1.47m approx)

With turning staircase rising to the first floor with decorative wood spindle balustrade and door access then leads back through to the kitchen, living room and ground floor w.c., laminate flooring.

Cloaks/w.c.

4'3" x 3'7" approx (1.3m x 1.11m approx)

A modern white two piece suite comprising of a push flush w.c. and wash hand basin with mixer tap and tiled splashback, radiator and extractor fan.

Kitchen

11'10" x 9'6" approx (3.61m x 2.9m approx)

The kitchen area comprises of a matching range of fitted base and wall storage cupboards and drawers with laminate style roll top work surfaces incorporating a four ring counter level Bosch hob with extractor over and oven beneath, plumbing for a washing machine and dishwasher as well as space for a full height fridge freezer. Boiler cupboard housing the gas central heating combination boiler, matching laminate style splashbacks, double glazed window to the rear with inset fitted blinds, UPVC panel and double glazed French doors, also with inset fitted blinds, that open out into the rear garden, radiator, laminate flooring and additional base and wall contrasting storage cupboards fitted to the adjacent side of the kitchen.

First Floor Landing

With decorative wood spinel balustrade, turning staircase rising to the top floor, radiator and doors to:

Bedroom 2

11'10" x 10'5" approx (3.61m x 3.18m approx)

Two double glazed windows to the front, both with inset fitted blinds, radiator and Daikin app based remote control operated hot and cold wall mounted air conditioning unit.

Bedroom 3

11'10" x 8'10" approx (3.62m x 2.7m approx)

Double glazed window to the rear with inset fitted blinds, radiator, media points, plug sockets with USB charging points and Daikin app based remote control operated hot and cold wall mounted air conditioning unit.

Bathroom

7'10" x 5'6" approx (2.41m x 1.69m approx)

Modern white three piece suite comprising of a panelled bath with glass shower screen, mixer tap and dual attachment mains ran shower over, wash hand basin with mixer tap and push flush w.c., partial tiling to the walls, double glazed window to the side with inset fitted blind, chrome heated ladder towel radiator, wall mounted extractor fan and mirror fronted bathroom cabinet.

Second Floor Landing

With useful storage cupboard and door to:

Bedroom 1

24'2" max x 11'9" approx (7.37m max x 3.6m approx)

Two Velux roof windows to the front with inset fitted blinds, additional Velux roof window to the rear, also with inset fitted blind, radiator and Daikin app based remote control operated hot and cold wall mounted air conditioning unit. Loft access point to an insulated loft space.

Outside

To the front of the property there is a level access double side by side tarmac driveway providing off street parking for two cars.

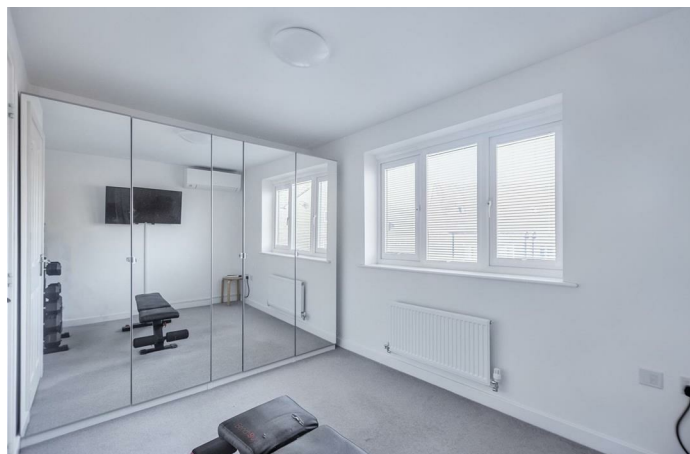
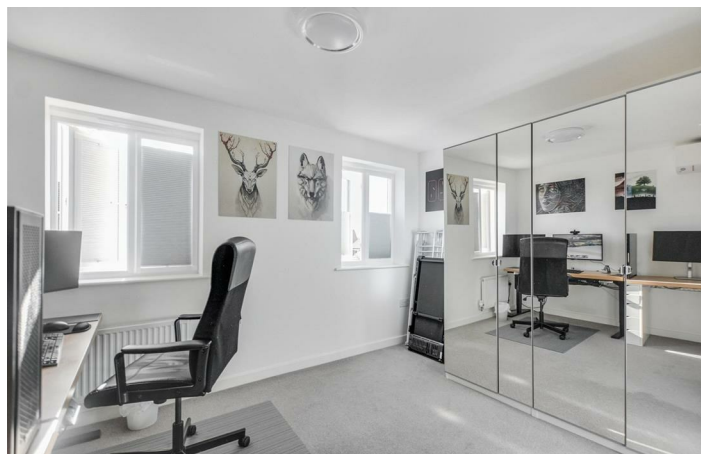
The enclosed rear garden has timber fencing to the boundary lines, the garden has been designed for ease of maintenance, being predominantly paved making an ideal entertaining space with small artificial lawn section with decorative slate borders. External water tap. Pedestrian gated access then leads down the side of the property to the front driveway.

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.

Agents Notes

We understand the property has an annual service charge of approx. £150 p.a. We ask that you confirm this information with your solicitor and current pricing prior to completion.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	74	
(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.