



**1B Birdcroft Lane
Ilkeston, Derbyshire DE7 4BE**

**AN INDIVIDUAL, BRAND NEW THREE
BEDROOM DORMER STYLE DETACHED
BUNGALOW**

Offers Over £300,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS BESPOKE, INDIVIDUALLY DESIGNED AND BUILT THREE BEDROOM DETACHED DORMER STYLE BUNGALOW.

This high quality home offers spacious accommodation over two floors comprising entrance hall, ground floor w.c., living room with bi-fold doors, fantastic open plan kitchen diner with further bi-fold doors to the garden, separate utility room, principal bedroom with en suite, all to the ground floor. The first floor landing then provides access to two spacious double bedrooms with a central bathroom suite.

With high quality fixtures and fittings throughout, including the kitchen with integrated appliances and central island with contrasting butchers block work surfacing, gas fired central heating from a combi boiler, double glazed windows, wrap around garden and spacious driveway.

The property is situated within close proximity of Ilkeston town centre, offering a variety of nearby shops, services and health care requirements. There is also easy access to nearby commuter links and is located half way between Nottingham and Derby. Ilkeston has the benefit of its own railway station and is situated only ten minutes away from both junctions 25 and 26 of the M1 Motorway.

We believe the property would make an ideal family home and we highly recommend an internal viewing of this ready to move into property.



ENTRANCE HALLWAY

19'5" x 7'1" (5.94 x 2.18)

With a modern composite double glazed leaded door to the front elevation with fixed double glazed side lights, stairs to the first floor, feature wood spindle balustrade, wall mounted radiator, luxury vinyl tiled flooring, understairs storage with light, glazed French doors to dining kitchen and panelled doors to:

LIVING ROOM

14'10" x 13'10" (4.53 x 4.24)

UPVC double glazed window to the front, wall mounted radiator, bi-fold doors to the side and enclosed garden, ceiling light point, telephone and TV points.

GROUND FLOOR CLOAKS/W.C.

7'2" x 3'3" (2.2 x 1.01)

Two piece suite comprising push-flush w.c., semi recessed vanity wash hand basin with tiled splashbacks and mixer tap, extractor fan and storage cupboard below, wall mounted radiator, luxury vinyl tiled flooring.

BEDROOM 1

12'2" (max) reducing to 8'11" x 13'11" (3.73 (max) reducing to 2.74 x 4.25)

UPVC double glazed French doors to the side leading to the enclosed garden, ceiling light point, t.v. point, wall mounted radiator and panelled door to:

EN SUITE

7'2" x 5'3" (2.19 x 1.61)

UPVC double glazed window to the side, three piece suite comprising vanity wash hand basin with mixer tap, tiled splashbacks and storage below, push-flush w.c., walk-in shower enclosure with 'Bristan' mains fed shower, chrome heated towel rail, tiled splashbacks and extractor fan.

DINING KITCHEN

18'8" x 13'11" (5.7 x 4.25)

KITCHEN AREA comprises a range of matching fitted and wall storage cupboards, with feature stone work surfacing over, incorporating 1½ sink and drainer with central mixer tap and inbuilt dish drainer, fitted four ring gas hob with extractor over and oven beneath, integrated fridge, freezer and dishwasher, feature central island with butchers block work surfacing, radiator, luxury vinyl floor, spotlights, double glazed window to the rear and opening to:

DINING AREA

Feature bi-fold doors opening out to the enclosed garden, double glazed window to the side and radiator.

UTILITY ROOM

12'11" x 6'0" (3.94 x 1.83)

Composite and double glazed leaded door to the rear, UPVC double glazed window, range of matching wall and base units incorporating laminate roll top work surfaces over, inset single drainer stainless steel sink with mixer tap, space and point for free standing washing machine and tumble dryer, 'Ideal' gas central heating combination boiler housed within matching cupboard, extractor fan, wall mounted radiator, luxury vinyl flooring.

FIRST FLOOR LANDING

Velux roof light set within feature vaulted style ceiling with wood spindle balustrade and internal doors to:

BEDROOM 2

16'11" x 13'0" (5.18 x 3.97)

UPVC double glazed window to the front, wall mounted radiator, t.v. and ceiling light point.

BEDROOM 3

17'0" x 13'0" (5.19 x 3.98)

UPVC double glazed window to the front, wall mounted radiator, t.v., telephone and ceiling light point.

BATHROOM

7'1" x 6'1" (2.18 x 1.87)

Three piece suite comprising panelled bath with electric Mira shower over and glass shower screen with mixer tap, vanity wash hand basin with mixer tap, tiled splashbacks and storage cupboard below, push-flush w.c., Velux roof light to the rear, ceiling light point, tiled splashbacks, chrome heated towel rail, wall mounted shaver point and extractor fan.

OUTSIDE

The property sits on a good size overall plot with gardens to the front elevation, feature iron railings and pathway to the front entrance door. Dual secure gated access to both sides. Gardens laid to lawn to both the side and rear elevations with patio areas and paved pathways giving accessed around the plot which is enclosed by timber fencing with concrete post and gravel boards. The property has a good size driveway providing ample off-street parking to the left hand side of the bungalow.

DIRECTIONAL NOTE

From the main Ilkeston roundabout, proceed along Stanton Road, heading in the direction of Kirk Hallam. Take a sharp left at the bend in the road onto Little Hallam Lane before taking the next right onto Birdcroft Lane. The property can then be found on the left hand side, identified by our For Sale Board.

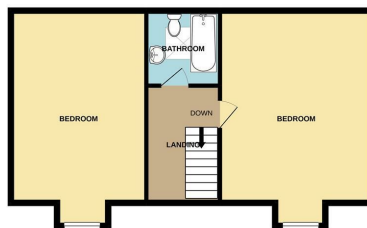
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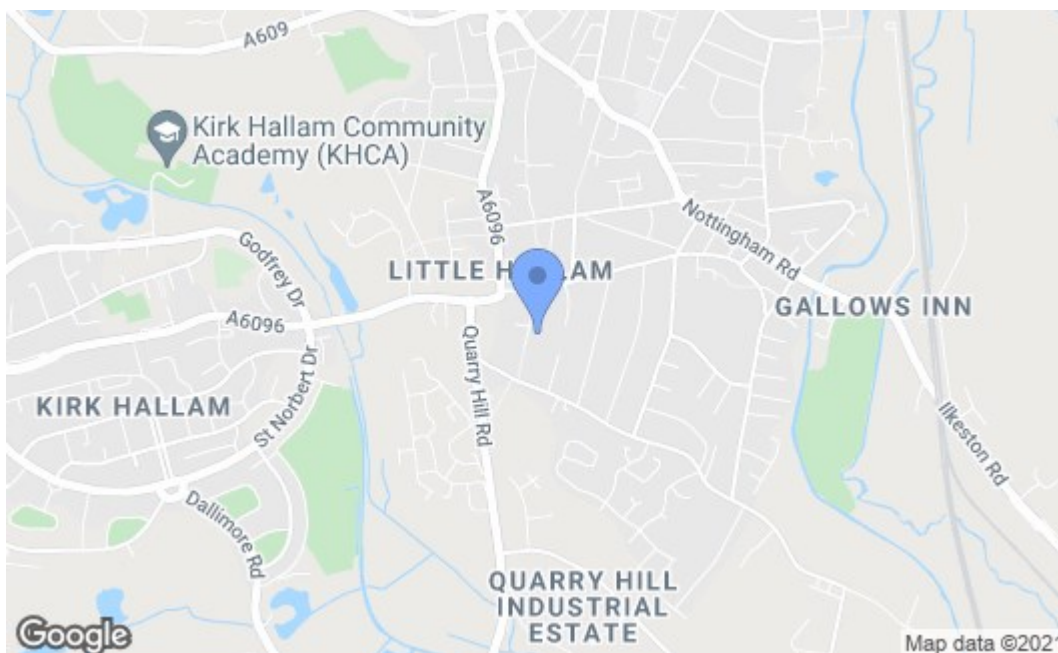
GROUND FLOOR



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.
Made with Mortgage (2021)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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		

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