



Stanton Road,  
Ilkeston, Derbyshire  
DE7 5FY

**O/O £249,995 Freehold**



ROBERT ELLIS ARE DELIGHTED TO MARKET THIS EXTREMELY WELL PRESENTED, TURN OF THE CENTURY TRADITIONAL BAY FRONTED THREE BEDROOM DETACHED HOUSE BEING SOLD WITH NO UPWARD CHAIN!

A stunning THREE bedroom detached property with a large dual aspect lounge diner ideal for entertaining. Beautifully presented throughout with a kitchen which is open plan to the dining room and also has a ground floor w.c for convenience for your guests. The Minton tiled floor to the entrance hall is not to be missed and the property is packed full of period features such as architraving, coving and comicing. Mixed with the period, the property has a modern twist, with neautral decor, an elegant kitchen and up-to-date bathroom and benfitting from oak internal doors throughout.

In brief the property comprises of spacious entrance hall with a minton tile floor leading to open plan lounge diner and off this is the kitchen which is equipped with plenty of in-built appliances. To the first floor, there are three bedrooms, a family bathroom with a rain shower. Outside is an enclosed walled, private rear garden with a patio area perfect for al- fresco dining. The property must be viewed to be appreciated!

This property is conveniently located on Stanton Road being a short walk onto Ilkeston High Street and the market where you will find shops, pubs, takeaways, coffee shops and much more! There are also Schools, Ilkeston Leisure Center, Pharmacy and Opticians close by. The property is within very close proximity to great transport links into Nottingham and Derby City Centre and Ilkeston train station.



Council Tax  
Erewash Borough Council Band B

### Entrance Hall

17'5 x 3'5 approx (5.31m x 1.04m approx)

The entrance hall has the original Minton tiled flooring, composite door to the front, window archway with the house number above the front door, ceiling light, radiator and integrated doormat, architrave and coving.

### Living Room

14'2 x 12'7 approx (4.32m x 3.84m approx)

Having a UPVC double glazed bay window to the front, wooden flooring, ceiling light, recessed chimney breast with wooden mantle and alcoves, TV point, radiator, cornice to the ceiling.

### Dining Room

13' x 12'11 approx (3.96m x 3.94m approx)

With a large double glazed window to the rear, wooden flooring, built-in storage cupboard, radiator, recessed spotlights and is open to:

### Kitchen

14'11 x 7'6 approx (4.55m x 2.29m approx)

The kitchen has a range of fitted wall and base units with work surfaces above, UPVC double glazed door to the rear, two UPVC double glazed windows overlooking the garden, feature tiled flooring, ceiling spotlights, modern tall radiator, range of grey Shaker style wall and base units with white splashback tiles, marble effect work surfaces, inset white sink with swan neck mixer tap, integrated oven and hob with extractor hood over, integrated fridge freezer and dishwasher, space and plumbing for a washing machine.

### Ground Floor w.c.

5'8 x 2'11 approx (1.73m x 0.89m approx)

Having an opaque UPVC double glazed window to the rear, feature patterned tiled flooring, ceiling spotlights, radiator and a low level dual flush w.c. and a wall mounted wash hand basin with stainless steel mixer tap and tiled splashback.

### First Floor Landing

19'10 x 6'11 approx (6.05m x 2.11m approx)

With carpeted flooring, feature ceiling light, balustrade, loft hatch and doors to:

### Bedroom 1

16'2 x 11'8 approx (4.93m x 3.56m approx)

Having two UPVC double glazed windows to the front, carpeted flooring, two radiators, cornice to the ceiling and ample plus sockets.

### Bedroom 2

13'1 x 10' approx (3.99m x 3.05m approx)

Having a UPVC double glazed window to the rear, wooden flooring, ceiling light, radiator and picture rail.

### Bedroom 3

6'11 x 5'1 approx (2.11m x 1.55m approx)

Having a UPVC double glazed window to the side, wooden flooring, ceiling light, radiator.

### Bathroom

11'7 x 5'8 approx (3.53m x 1.73m approx)

Having an obscure UPVC double glazed window to the side, tiled flooring, partially tiled walls, column radiator, low flush w.c. and a vanity style wash hand basin, panelled bath with a mains fed rainwater shower and hand held shower and a shower screen.

### Outside

To the front of the property there is a low maintenance brick walled garden with a paved area leading to the front door with the remaining being pebbled, established shrub border, courtesy lighting and an iron gate to the property.

To the rear there is a stone paved patio area and pathway, lawned area, established plants and shrubs, shed and having brick and fencing to the boundaries.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		57	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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	

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.