Robert Ellis

look no further. . .







Malthouse Road
Ilkeston, Derbyshire DE7 4PX

A RELATIVELY MODERN THREE BEDROOM DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£269,950 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS RELATIVELY MODERN WELL PRESENTED THREE BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND NOW ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises an entrance hall, useful ground floor WC, living room, dining room and kitchen with understairs storage pantry space. The first floor landing then provides access to three bedrooms, the principal bedroom with en-suite, and family bathroom.

The property also benefits from gas fired central heating, double glazing, off-street parking, single garage and enclosed garden space to the rear.

The property is located in this popular and now established residential location within easy reach of excellent nearby amenities, shopping facilities and schooling for all ages. There is also easy access to nearby open space and a good amount of transport links including Ilkeston train station.

With so much more potential to extend (subject to the relevant permissions), we believe the property will make an ideal first time buy or young family home and we highly recommend an internal viewing.





ENTRANCE HALL
7'1" x 4'5" (2.18 x 1.35)
Feature composite and double glazed front entrance door, staircase rising to the first floor, telephone point, radiator, inset ceiling spotlight and doors to living room and WC.

WC
6'1" x 2'6" (1.87 x 0.78)
Replaced in 2025 comprising two piece suite with push flush WC and wash hand basin with tiled splashbacks and mixer tap. Double glazed window to the front, radiator, inset ceiling spotlight, tile effect flooring and wall mounted consumer unit (replaced in April 2023).

LIVING ROOM
17'10" x 12'5" (5.45 x 3.80)
Double glazed walk-in box bay window to the front (with fitted blinds), two radiators, media points, Adam-style fire surround incorporating marble inset and hearth housing a coal effect fire and archway through to the dining room.

DINING ROOM
11'2" x 8'0" (3.42 x 2.45)
Double glazed French doors opening out to the rear garden (with fitted blinds), radiator, door to kitchen and archway leading back through to the living room.

KITCHEN
12'0" x 7'8" (3.67 x 2.34)
The kitchen is equipped with a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating single sink and draining board with central mixer tap and tiled splashbacks. Fitted four ring 'Indesit' hob with matching oven beneath and extractor fan over. Plumbing for washing machine and space for under-counter fridge/freezer. Double glazed window to the rear (with fitted blind), wall mounted 'Worcester Bosch' gas fired combination boiler (for central heating and hot water), uPVC panel and double glazed door to outside/driveway and useful understairs storage pantry housing the alarm with power, lighting and coat pegs. The kitchen also has the benefit of a radiator and laminate flooring.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted blind), doors to all bedrooms and bathroom, inset ceiling light, useful storage cupboard with shelving and a loft access point to a partially boarded, lit and insulated loft space.

BEDROOM ONE
12'6" x 8'11" (3.82 x 2.74)
Double glazed window to the rear (with fitted blind), radiator, wall vent and door to en-suite.

EN-SUITE
6'9" max x 4'2" (2.06 max x 1.29)
Replaced in 2025 comprising three piece suite with tiled and enclosed shower cubicle with dual attachment mains shower, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Double glazed window to the side, tiled windowsill, radiator, tile effect flooring and extractor fan.

BEDROOM TWO
11'4" x 9'0" (3.46 x 2.75)
Double glazed window to the front (with fitted blinds) and radiator.

BEDROOM THREE
8'6" x 6'9" (2.61 x 2.07)
Double glazed window to the rear (with fitted blinds) and radiator. This room contains the equipment for a four camera CCTV monitoring system which is available by negotiation.

BATHROOM
7'8" x 6'2" (2.35 x 1.88)
Replaced in 2025 comprising three piece suite with bath, central mixer tap, shower attachment over and glass screen, push flush WC and wash hand basin with mixer tap and storage cabinets beneath. Double glazed window to the front, shaver point, extractor fan, tiled flooring, radiator and LED lit bathroom mirror.

OUTSIDE
To the front of the property, there is a lawn and side tarmac driveway leading down the right hand side of the property providing off-street parking and leads to the garage and gated pedestrian access into the rear garden.

TO THE REAR
The rear garden is enclosed by timber fencing with concrete posts and gravel boards, predominantly lawned surrounded by decorative gravel stone borders with a paved patio area (ideal for entertaining) and a pathway leads to the rear part of the garage where a timber storage shed can be found. Gated pedestrian access leads back onto the driveway. The garden also benefits from an external water tap and lighting point.

DETACHED BRICK BUILT PITCHED ROOF GARAGE
Up and over door to the front, power and lighting points.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, continue left onto Pasture Road and Proceed in the direction of Trowell. Take a left onto Moorbridge Lane and continue onto Stanton Gate and take a right hand turn at the "T" junction onto Lows Lane. Follow the road into New Stanton and veer right over the bridge onto Quarry Hill Road. Continue up the hill before taking an eventual right hand turn onto Longfield Lane. Take a right hand turn onto Hedges Drive. At the mini roundabout, turn right onto Malthouse Road and the property can be found on the left hand side, identified by our For Sale board.





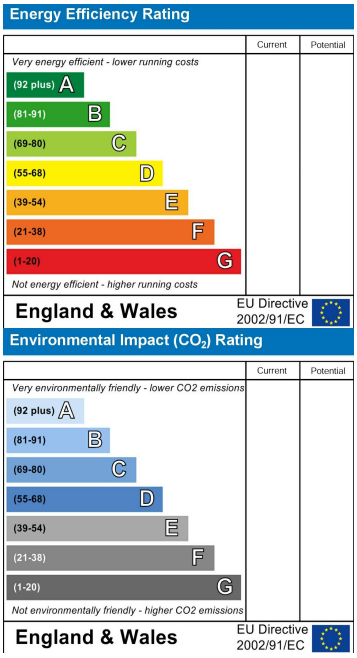












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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