Robert Ellis

look no further...

Slater Way
Ilkeston, Derby DE7 4SL

A WELL PRESENTED TWO BEDROOM SEMI DETACHED MODERN HOUSE WITH OPEN WOODLAND VIEWS TO THE REAR

£200,000 Freehold

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A SPACIOUS SEMI DETACHED HOME THAT WOULD APPEAL TO FIRST TIME BUYERS OR DOWNSIZERS LOOKING FOR A LOW MAINTENANCE MODERN PROPERTY.

Robert Ellis are delighted to market this well presented house located at the end of Slater Way in Ilkeston. The entrance porch is a useful space for storage and opens into the inner hallway with stairs rising to the first floor and door access to the cloakroom and living room. The living room is a good size and leads to the kitchen diner. The kitchen is modern fitted and provides suitable storage and space for appliances. There are French doors that open to the fully enclosed private rear garden which backs onto open woodland.

The first floor landing leads to the two bedrooms and modern fitted three piece bathroom. There is a driveway to the front that provides off road parking for two vehicles and gate access to the rear garden.

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.

Entrance Hall
Composite entrance door with obscure light panel within, laminate flooring, stairs to the first floor and a radiator.

Cloaks/w.c.
Obscure double glazed window to the front, two piece white suite comprising of a low flush w.c., wall mounted wash hand basin with tiled splashback, laminate flooring, radiator, electric consumer unit.

Living Room
15'1" x 9'4" approx (4.60m x 2.87m approx)
UPVC double glazed window to the front, radiator, understairs storage cupboard.

Kitchen Diner
8'1" x 12'7" approx (2.48m x 3.85m approx)
UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, range of wall, base and drawer units with laminate work surface over and matching upstand, inset 1½ bowl sink and drainer with mixer tap, integrated electric oven, gas hob over, glass splashback and stainless steel extractor over, cupboard housing the wall mounted boiler, plumbing and space for a washing machine and dishwasher, space for a tall fridge freezer, vinyl flooring and a radiator.

First Floor Landing
Access hatch to the part boarded loft space and doors to:

Bedroom 1
8'6" x 12'7" max approx (2.61m x 3.86m max approx)
Two UPVC double glazed windows to the front, radiator and storage cupboard over the stairs.

Bedroom 2
8'0" x 12'7" approx (2.46m x 3.86m approx)
UPVC double glazed window to the rear, radiator.

Bathroom
5'4" x 6'6" approx (1.65m x 1.99m approx)
With a white three piece suite comprising of a panelled bath with shower over and glazed protective screen, pedestal wash hand basin with vanity cupboard under, low flush w.c., part tiled walls, tiled floor, chrome heated towel rail and obscure UPVC double glazed window.

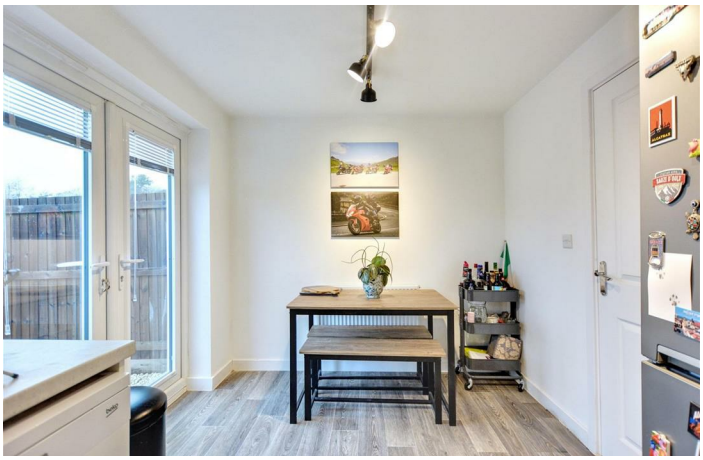
Outside
There is a block paved driveway to the front providing off road parking and a timber gate giving access to the rear.

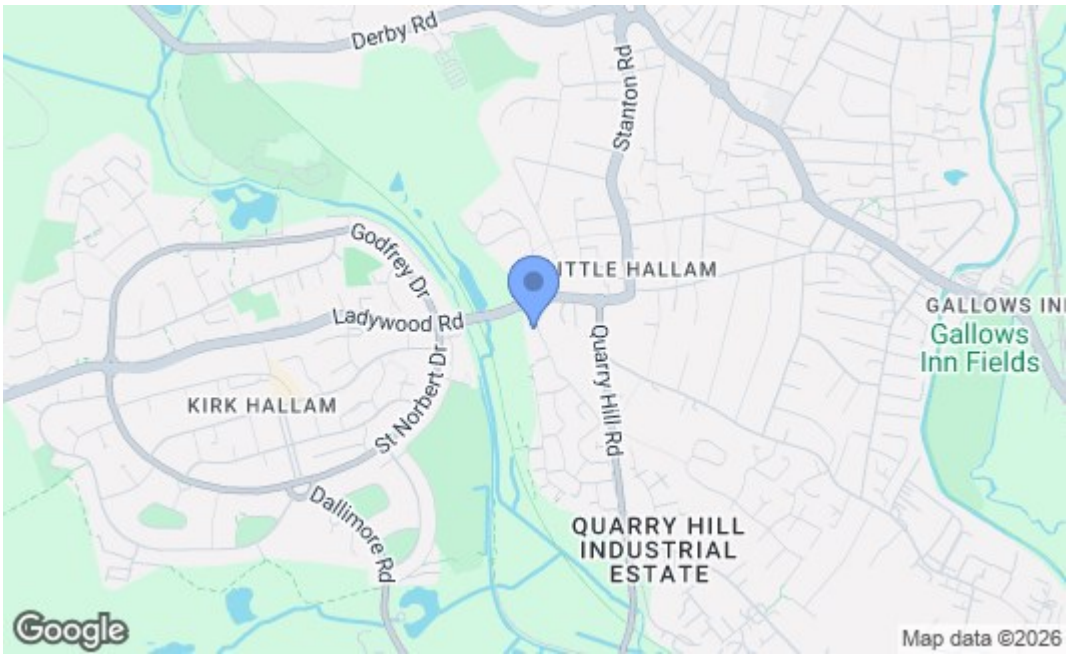
The west facing garden has open woodland to the rear, is enclosed and has a decked area, decorative chippings to the borders, artificial lawn, paved path, storage shed with power and light and side gate providing access to the front, timber fencing to the boundaries, power and light.

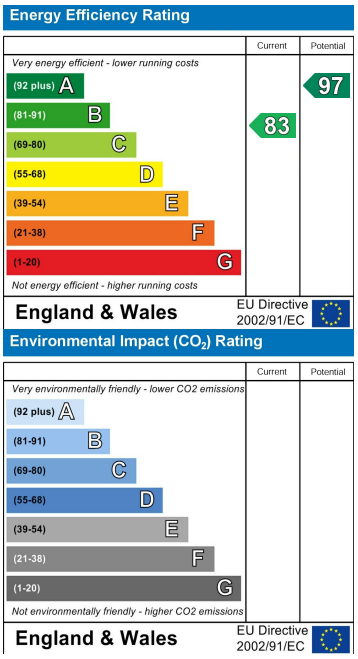
Directions
From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the Sandiacre traffic lights, turn right onto Town Street and proceed parallel to the canal, heading in the direction of Stanton by Dale. Follow the "S" bend round onto 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.

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 7mbps Superfast 80mbps Ultrafast 10000mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No







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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