Robert Ellis

look no further. . .

Elka Road
Ilkeston, Derbyshire DE7 4SE

A DOUBLE FRONTED FOUR BEDROOM DETACHED FAMILY HOUSE.

£325,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET "THE CHEDWORTH" BUILT IN 2018 BY PERSIMMON HOMES (STILL COVERED BY NHBC WARRANTY), DOUBLE FRONTED, FOUR BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE SITUATED WITHIN THIS NOW ESTABLISHED RESIDENTIAL DEVELOPMENT.

With accommodation over two floors, the ground floor comprises entrance hall, playroom/family room, living room, kitchen diner, utility and WC. The first floor landing then provides access to four bedrooms (principal bedroom with en-suite) and family bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking and garage (with power and lighting).

The property is situated within this now established popular residential location in close proximity of the shops, services and amenities in Ilkeston town centre. There is also easy access to a variety of outdoor space, including the Nutbrook Trail, as well as good commuter links to and from the surrounding area.

We believe the property will make an ideal long term family home and we highly recommend an internal viewing.

ENTRANCE HALL
14'8" x 13'2" (4.49 x 4.03)
Panel and double glazed front entrance door, radiator with display cabinet, tiled flooring, turning staircase rising to the first floor, panelling to dado height and doors linking through to the kitchen diner, living room and playroom/family room.

PLAYROOM/FAMILY ROOM
10'8" x 10'0" (3.27 x 3.07)
Double glazed window to the front (with fitted blinds), radiator, laminate style flooring.

LIVING ROOM
13'7" x 10'9" (4.16 x 3.28)
Double glazed window to the front (with fitted blinds), decorative panelling to one wall, media points, laminate flooring.

KITCHEN DINER
20'0" x 9'4" (6.10 x 2.87)
The kitchen area comprises a matching range of fitted base and wall storage cupboard with roll top work surfaces incorporating porcelain one and a half bowl sink unit with draining board and central pull-out spray hose mixer tap with decorative tiled splashbacks, integrated dishwasher and fridge/freezer, fitted four ring gas hob with extractor over and oven beneath, spotlights, matching to the hallway tiled floor, double glazed window to the rear (with fitted blinds), opening with ample space for dining table and chairs, decorative wall panelling to one wall, continuation of the tiled floor, double glazed French doors opening out to the rear garden patio and deck. Further internal door leads through to the utility room.

UTILITY ROOM
6'1" x 4'1" (1.86 x 1.25)
Matching base and wall storage cupboards with roll top work surfaces incorporating plumbing space for washing machine, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes. Panel and double glazed door leading out to the rear garden, radiator, tiled floor, internal door to WC.

WC
6'0" x 3'3" (1.85 x 1.00)
Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap and decorative tiled splashbacks. Double glazed window to the side, tiled floor, radiator, extractor fan.

FIRST FLOOR LANDING
Decorative wood spindle balustrade, double glazed window to the side (with fitted blinds), panelling along the staircase, loft access point to an insulated loft space, useful storage closet. Doors to all bedrooms and bathroom.

BEDROOM ONE
11'9" x 10'11" (3.60 x 3.33)
Double glazed window to the rear (with fitted blinds), radiator. Door to en-suite.

EN-SUITE
6'5" x 6'0" (1.96 x 1.85)
Three piece suite comprising tiled and enclosed shower cubicle with mains shower and foldaway glass shower door, wash hand basin with mixer tap and tiled splashback, push flush WC. double glazed window to the rear (with fitted blinds), radiator, extractor fan.

BEDROOM TWO
11'5" x 10'11" (3.49 x 3.33)
Double glazed window to the front (with fitted blinds), radiator.

BEDROOM TWO
8'5" x 7'8" (2.59 x 2.36)
Double glazed window to the front (with fitted blinds), radiator.

BEDROOM FOUR
9'9" x 9'0" (2.98 x 2.76)
Double glazed window to the front (with fitted blinds), radiator, decorative panelling to dado height on one wall.

BATHROOM
8'1" x 6'4" (2.48 x 1.95)
Modern white three piece suite comprising panel bath with glass shower screen, mixer tap and 'Mira' electric shower over, wash hand basin with mixer tap and decorative tiled splashbacks, push flush WC. Decorative wall tiling surround the bath, double glazed window to the rear (with fitted blinds), radiator, extractor fan.

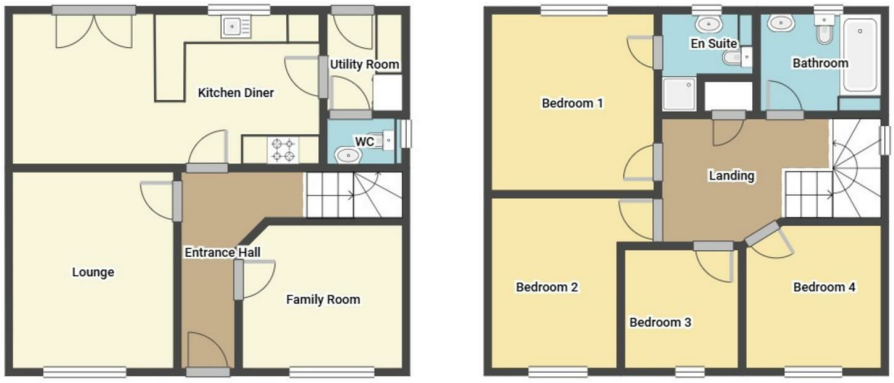
OUTSIDE
To the front of the property there is a lowered kerb entry point to a tarmac driveway leading down the side of the house providing off-street parking and access to the garage. To the front there is a pathway to the front entrance door with screening via mature bushes to the boundary line.

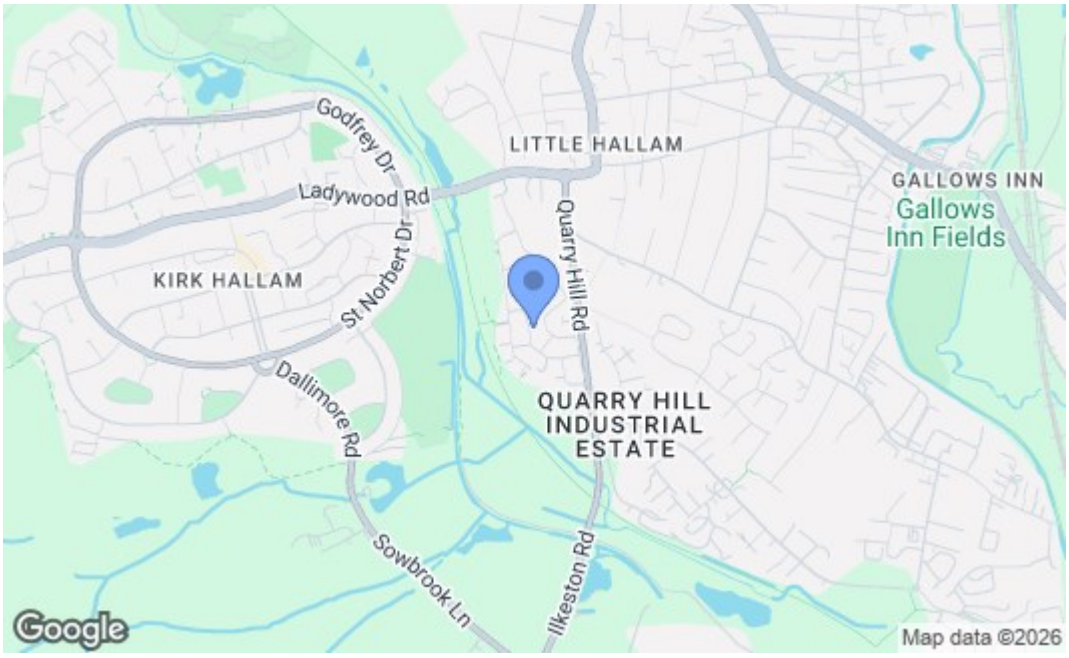
TO THE REAR
The rear garden is enclosed by timber fencing and brick wall to the boundary line and is split into various sections incorporating a decked and paved patio seating area (ideal for entertaining) leading onto a garden lawn with further patio space to the rear of the garage. Within the garden there is an external water tap and lighting point.

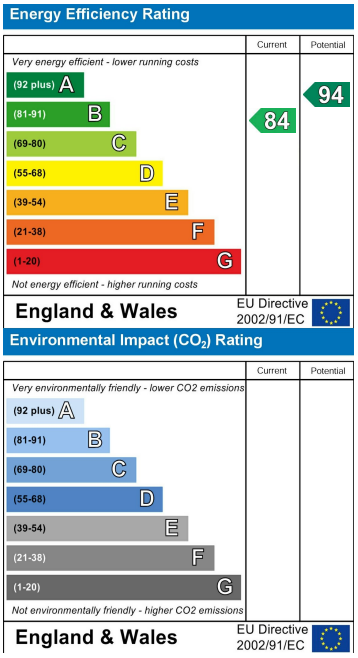
GARAGE
Up and over door to the front, power and lighting.

DIRECTIONS
Upon leading Stapleford and Sandiacre, continue from Town Street heading in the direction of Stanton by Dale onto Lows Lane. This then becomes New Stanton. Follow the bend in the road to the right onto Quarry Hill Road. After the bridge, take a left hand turn onto Elka Road and follow the two "S" bends in the road and the property can be found on the right hand side, identified by our For Sale board.

AGENTS NOTE
The property is subject to an annual service charge of approximately £150 per annum covering the maintenance of the local area, play park and lighting. We ask that you confirm this information with your solicitor prior to completion.







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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