



Mason Road  
Ilkeston, Derbyshire DE7 9JP

**£325,000 Freehold**

A FOUR BEDROOM DETACHED FAMILY  
HOME OFFERED FOR SALE WITH NO  
UPWARD CHAIN.





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS "VICTORIA" DESIGN DAVID WILSON FOUR BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

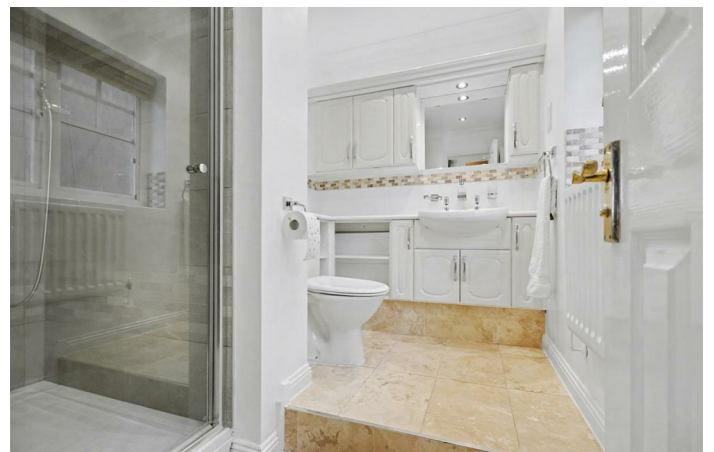
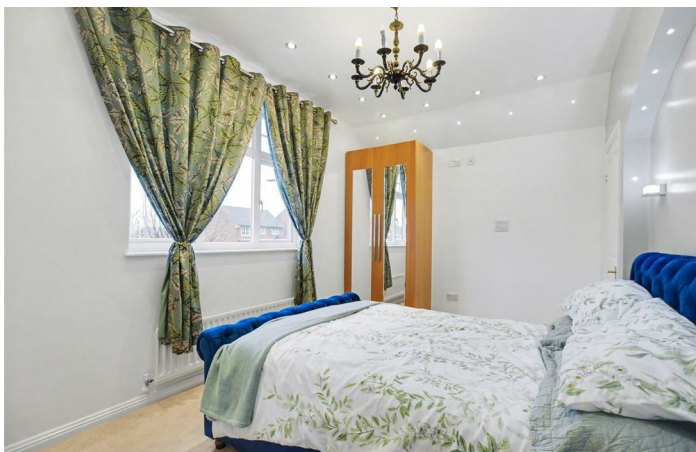
With accommodation over two floors, the ground floor comprises entrance hallway, ground floor WC, bay fronted living room, separate dining room, kitchen and separate utility space. The first floor landing provides access to four bedrooms (principal bedroom with en-suite) and family bathroom.

The property also benefits from gas fired central heating, double glazing, off-street parking, generous garage with power and lighting, feature wood burning stove and generous rear garden.

There is also the additional benefit of having solar panels to the rear roof space (please check with your Solicitor that all details prior to completion).

The property is located in this popular and established residential location, known as "Shipley View" which offers easy access to excellent nearby amenities, schooling, transport links and ample outdoor countryside access, including Shipley Country Park and the Nutbrook Trail.

We believe this property will make an ideal family home and highly recommend an internal viewing.



## ENTRANCE HALLWAY

Panel and double glazed front entrance door, alarm control panel, radiator, laminate flooring, turning staircase rising to the first floor with decorative wood spindle balustrade, coving, useful understairs storage space. Doors to both reception rooms, kitchen and ground floor WC.

## GROUND FLOOR WC

Modern white two piece suite comprising hidden cistern push flush WC and wash hand basin with mixer tap and storage cabinet beneath. Double glazed window to the front, radiator, tiled flooring, wall mounted bathroom cabinet.

## LOUNGE

14'4" max x 14'4" max (4.39 max x 4.39 max)

Double glazed bay window to the front (with fitted blinds), radiator, spotlights, coving, media points, feature central chimney breast with wall light points either side, decorative mantle piece, granite tiled hearth incorporating a wood burning stove.

## DINING ROOM

12'2" max x 8'3" (3.73 max x 2.54)

Double glazed French doors leading out to the rear garden, radiator, coving.

## DINING KITCHEN

13'6" x 9'6" (4.14 x 2.90)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite style roll top work surfaces incorporating single sink and draining board with central mixer tap and tiled splashbacks. Space for cooker with extractor canopy over, plumbing for dishwasher, space for full height fridge/freezer, double glazed window to the rear, spotlights, ample space for table and chairs, radiator, laminate style flooring. Door to utility room.

## UTILITY ROOM

A matching range of base and wall storage cupboards, with marble style roll top work surfaces incorporating single sink and draining board with central mixer tap and tiled splashbacks. Plumbing for washing machine, panel and double glazed door to outside, Georgian style double glazed window adjacent. Door to the kitchen.

## FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Loft access point, useful storage cupboard and decorative wood spindle balustrade.

## BEDROOM ONE

14'6" x 9'3" (4.42 x 2.82)

Double glazed window, radiator, laminate flooring, spotlights, fitted double wardrobe. Door to en-suite.

## EN-SUITE

Three piece suite comprising separate tiled and enclosed shower cubicle with glass shower screen/door and mains shower, wash hand basin with storage cupboard/cabinet above and below, wall mounted bathroom mirror with spotlight, hidden cistern push flush WC. Tiling to walls and floor, radiator, double glazed window.

## BEDROOM TWO

11'10" x 7'10" (3.63 x 2.41)

Double glazed window, radiator, coving, spotlights, wall light points, fitted wardrobes with LED lighting.

## BEDROOM THREE

9'10" x 6'11" (3.02 x 2.11)

Double glazed window, radiator, coving, spotlights.

## BEDROOM FOUR

7'8" x 7'3" (2.34 x 2.21)

Double glazed window, radiator, coving, spotlights. Loft access point to a part boarded and insulated loft space.

## FAMILY BATHROOM

White three piece suite comprising bath with shower and screen, wash hand basin with storage beneath and WC. Tiling to walls and floor, double glazed window, bathroom mirror.

## OUTSIDE

To the front of the property there is ample off-street parking provided by a block paved driveway which in turn leads to the garage and front entrance door. The front garden consists of a shaped lawn and planted flowerbeds/borders housing a variety of bushes and shrubbery. Pedestrian gated access then leads down to the side and rear of the property.

## TO THE REAR

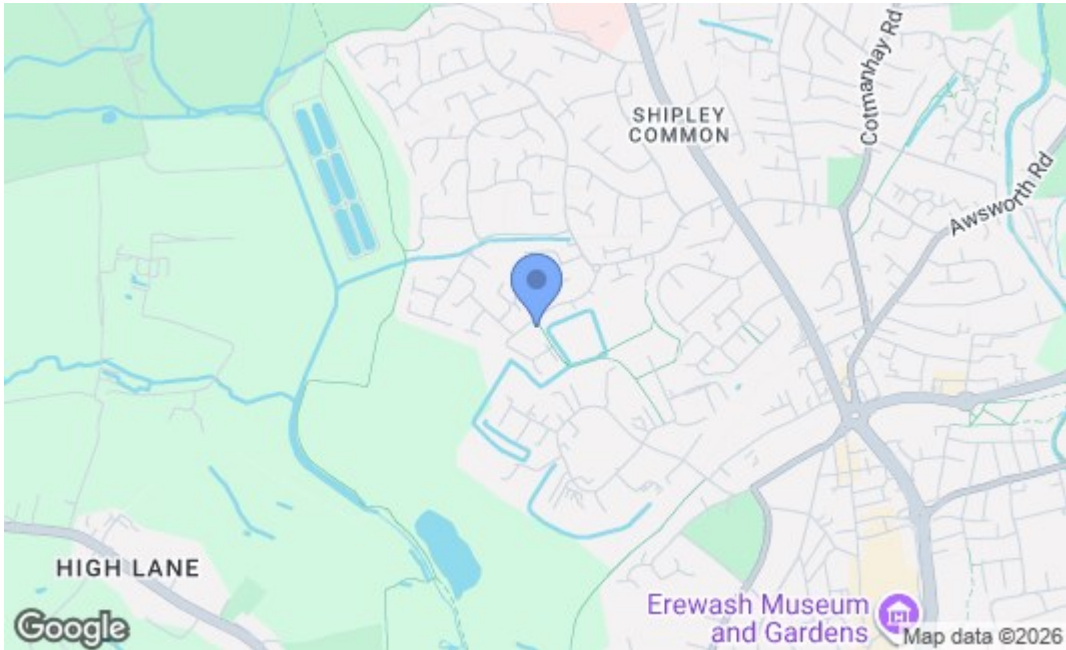
The rear garden is of a generous overall size and enclosed by timber fencing to the boundary lines. There are various sections incorporating a shaped lawn, decorative gravel patio area with block paved edging, pathway leading to the foot of the plot where a further entertaining space can be found, as well as a good size timber storage shed, wood storage, personal access door into the rear of the garage, external water tap and lighting point. Pedestrian gated access leads back to the front of the property.

## DIRECTIONS

Access the Shipley View area beyond Ilkeston, heading in the direction of Heanor. Take a left hand turn onto Kedleston Drive which becomes Summerfields Way South. At the mini island, take the first left onto Mason Road. The property can be found on the left hand side, identified by our For Sale board.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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 <sub>2</sub> ) Rating		
	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		
England & Wales 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.