Robert Ellis

look no further. . .







Sunningdale Drive
Kirk Hallam, Derbyshire DE7 4JQ

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

Offers Over £210,000 Freehold



Enjoying a larger than average corner garden plot is this three bedroom semi detached house offered for sale with NO CHAIN.

With wraparound gardens to three side, offering a good degree of privacy and plenty of space for families to enjoy. At the foot of the plot is a driveway providing off-street parking with an adjacent gravelled area which could also be suitable for off-street parking, and there is a single garage.

The property benefits from gas fired central heating served from a combination boiler and double glazed windows throughout. The accommodation comprises of an entrance hall, through lounge/diner offering an abundance of light with windows to the front and rear, and there is a fitted kitchen. To the first floor, the landing provides access to three well proportioned bedrooms and family bathroom.

Situated in this highly regarded residential suburb, an ideal location for families as schools for all ages are within easy reach, as is open space and nearby countryside. The area also offers great commutability with good road networks linking Nottingham and Derby and the busy market town of Ilkeston is close by which has a variety of supermarkets and its own train station.

Offer for sale with immediate vacant possession, this property offers fantastic potential for first time buyers and young families to put their own mark upon it. Viewing is highly recommended.





ENTRANCE HALL
Double glazed window and front entrance door, stairs to the first floor with understairs storage cupboard.

LOUNGE
13'1" x 10'3" (3.99 x 3.13)
Radiator, double glazed window to the front, open to dining room.

DINING ROOM
10'8" x 8'10" (3.27 x 2.70)
Radiator, double glazed window and door to the rear.

KITCHEN
10'1" x 7'4" (3.09 x 2.26)
Range of fitted wall, base and drawer units, work surfacing and inset stainless steel sink unit with single drainer. Electric cooker point, plumbing and space for washing machine, wall mounted 'Vaillant' gas combination boiler (for central heating and hot water). Double glazed window and door to rear garden.

FIRST FLOOR LANDING
Double glazed window and hatch to the loft.

BEDROOM ONE
12'10" x 9'10" (3.93 x 3.01)
Radiator, double glazed window to the front.

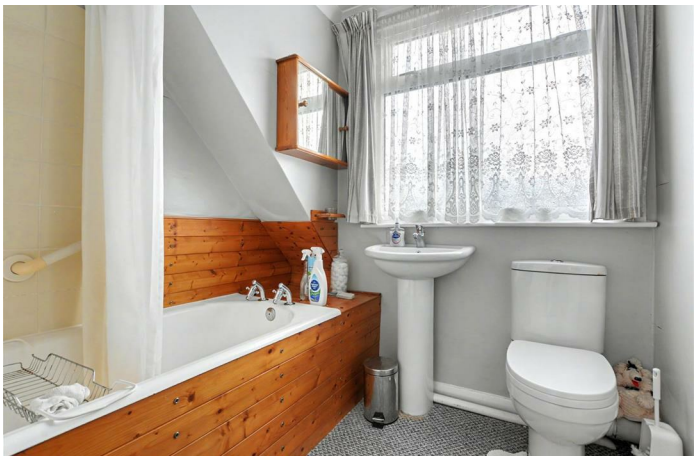
BEDROOM TWO
10'8" x 9'11" (3.27 x 3.03)
Built-in airing cupboard with radiator and shelving, radiator, double glazed window to the rear.

BEDROOM THREE
9'6" x 6'5" (2.91 x 1.98)
Radiator, double glazed window to the front.

BATHROOM
A three piece suite comprising wash hand basin, low flush WC, bath with electric shower over. Partially tiled walls, radiator, double glazed window.

OUTSIDE
The property is situated on a generous corner plot with wraparound gardens to the three sides with a section of lawn to the front, a pathway leading to the front door and gate leading to the side where there is a further garden area laid to lawn with mature shrubs, fenced and hedged-in to enhance privacy. To the rear, there is a further section of garden laid to lawn with mature bedding and an abundance of plants, offering colour all year around. There is also a patio area. At the foot of the plot, there is a driveway providing off-street parking. Adjacent to this is a gravelled area which could be suitable for additional parking. The main drive leads to a sectional concrete built single garage.









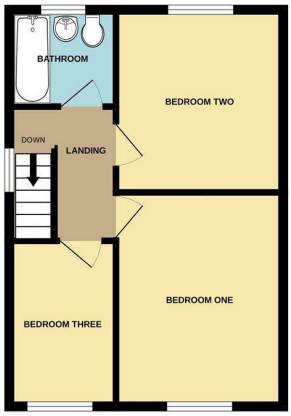


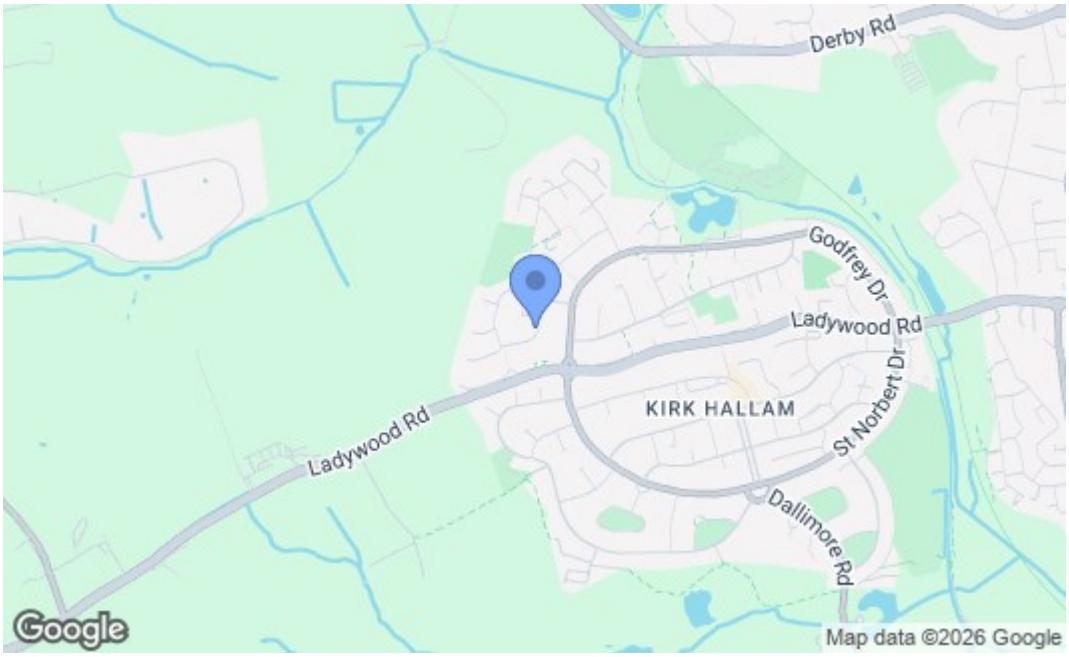
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ESTATE AGENTS

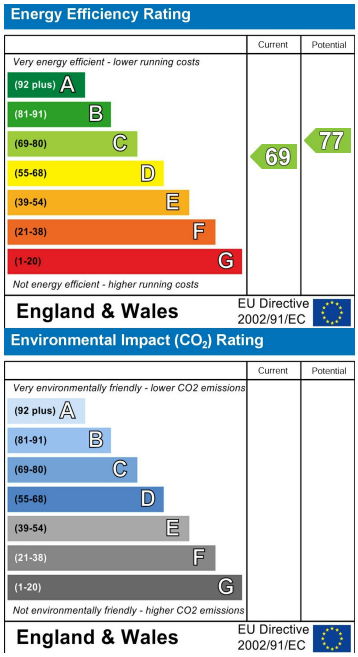
GROUND FLOOR



1ST FLOOR







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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044