



**Kenilworth Drive  
Kirk Hallam, Derbyshire DE7 4FJ**

A TWO BEDROOM END TERRACED  
HOUSE.

**£175,000 Freehold**



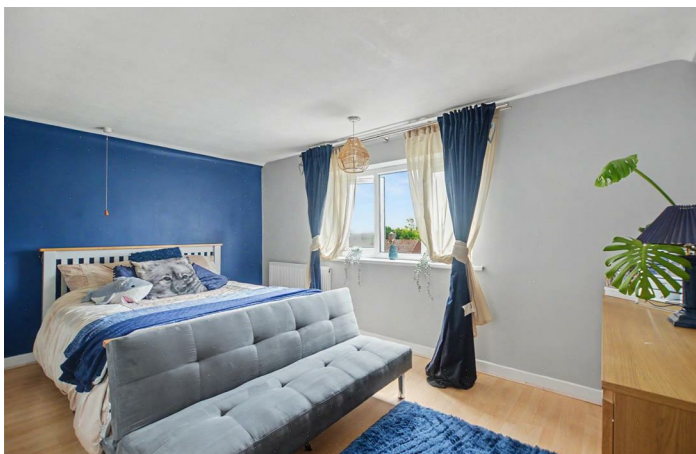
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS BRIGHT AND AIRY, SPACIOUS TWO BEDROOM END TERRACED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION. NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises side entrance hallway, full width living room to the front and full width dining kitchen to the rear. The first floor landing then provides access to two double bedrooms and a recently replaced three piece shower room.

The property also benefits from gas fired central heating from a recently replaced combination boiler, double glazing and an enclosed rear garden.

The property is location in this popular and established residential location within close proximity of amenities, public house, schooling, transport links and open countryside access. There is also easy access to nearby Ilkeston train station, as well as the shops, services and amenities in Ilkeston town centre.

We believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.



#### SIDE ENTRANCE HALL

5'8" x 4'11" (1.75 x 1.50)

uPVC panel and stained double glazed side entrance door with double glazed window to the side of the door, staircase rising to the first floor, radiator, laminate flooring. Doors leading to the living room and kitchen.

#### LIVING ROOM

14'11" x 11'1" (4.57 x 3.40)

Double glazed window to the front, herringbone-style laminate flooring, coving, radiator, decorative ceiling rose, media points.

#### KITCHEN

14'11" x 12'7" (4.57 x 3.86)

The kitchen area 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 gas hob with extractor over, in-built oven with microwave space above, plumbing for washing machine, double glazed window to the rear, uPVC panel and double glazed exit door to outside, radiator, laminate flooring, ample space for dining table and chairs, space for full height fridge/freezer and useful understairs storage closet.

#### FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Loft access point to a partially boarded and insulated loft space.

#### BEDROOM ONE

14'11" x 11'1" (4.56 x 3.40)

Double glazed window to the front with views towards rolling countryside, laminate flooring, radiator, storage closet with shelving.

#### BEDROOM TWO

10'7" x 9'4" (3.23 x 2.87)

Double glazed windows to both the side and rear (the rear with fitted blind), radiator, range of fitted closets with hanging rail and storage space.

#### SHOWER ROOM

8'0" x 6'0" (2.46 x 1.85)

Recently replaced modern three piece suite comprising

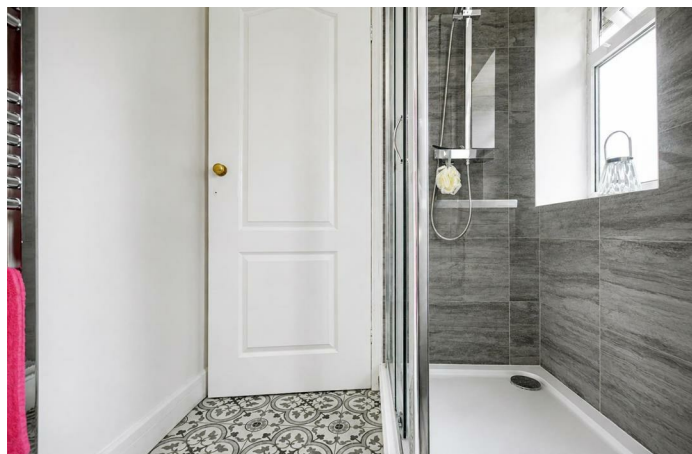
separate tiled and enclosed shower cubicle with glass screen and sliding glass shower door with dual attachment mains shower, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Double glazed window to the side, chrome ladder towel radiator, spotlights, extractor fan, wall mounted bathroom cabinet.

#### OUTSIDE

To the front of the property, there is a pedestrian wrought iron gate and pathway providing access to the front and down the side of the property. The front is enclosed by timber fencing and brick wall to the boundary lines, designed for straightforward maintenance being paved and gravelled.

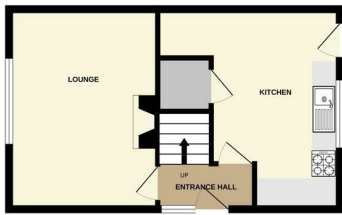
#### TO THE REAR

The rear garden is of a good overall size being enclosed by timber fencing with concrete posts and gravel boards to the boundary line, designed for straightforward maintenance. Two separate paved patio seating areas (ideal for entertaining) with chipped bark and rockery borders, stepping stone pathway provides access to the foot of the plot. There is an external lighting point and water tap.

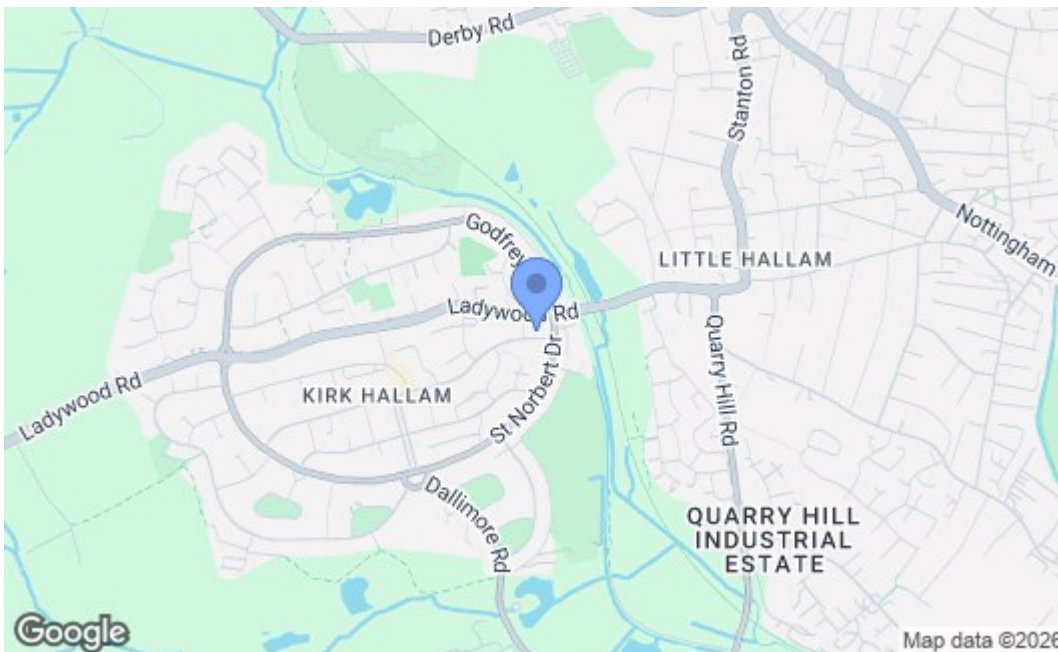
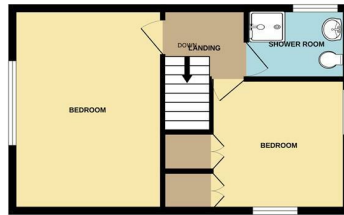




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		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.