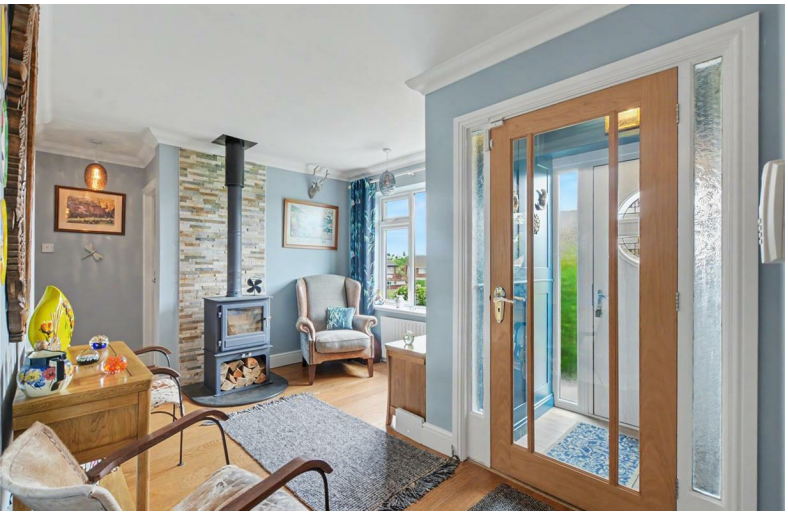
Robert Ellis

look no further. . .







Welbeck Avenue
Ilkeston, Derbyshire DE7 4NL

AN EXTENDED & ADAPTED FOUR BEDROOM DETACHED BUNGALOW.

£365,000 Freehold

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ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS EXTENDED AND ADAPTED FOUR BEDROOM DETACHED BUNGALOW POSITIONED IIN THIS POPULAR AND DESIRABLE RESIDENTIAL LOCATION WITHIN EASY REACH OF THE NEARBY TOWN CENTRE AMENTIES.

With single level accommodation comprising of an entrance lobby leading through an inner snug/sitting room with feature multi-fuel burning stove, to the right hand side of the bungalow, there are three double bedrooms. The accommodation then splits off to the left leading through to a rear lobby/utility room, modern shower room, kitchen with granite work surfaces leading through to a generous living room, principal bedroom with en-suite WC to the left hand side.

The property benefits from solid oak flooring and internal doors, high quality granite work surfaces and upstands in the kitchen, multi-fuel burning stove, gas central heating from a combination boiler, double glazing, off-street parking, gardens and grounds surrounding the bungalow.

The property is located in this popular and established residential location within easy reach of all the nearby town centre amenities. There is also good access to nearby transport links to and from the surrounding area, shops, services, amenities and schooling, along side open green and countryside space.

We believe the property will suit a variety of different buying types and we would highly recommend an internal viewing to fully appreciate the size of accommodation on offer.





ENTRANCE LOBBY
4'4" x 3'10" (1.34 x 1.19)
Feature composite and double glazed front entrance door with a circular inset design and double glazed window to the side of the door, solid oak flooring and further oak glazed internal door leading through to the snug/sitting room. Serviced security alarm panel.

SNUG/SITTING ROOM
11'8" x 10'8" (3.57 x 3.27)
Double glazed window to the front, radiator, coving and feature multi-fuel burning stove with decorative circular granite hearth and feature tiled splashbacks. Solid oak flooring, door to entrance lobby and alarm control panel.

BEDROOM TWO
11'8" x 10'6" (3.58 x 3.22)
Double glazed windows to the front and side, radiator, coving and additional double glazed window to the side.

BEDROOM THREE
11'9" x 9'1" (3.59 x 2.77)
Double glazed windows to the front and side, radiator and coving. Additional double glazed window to the side.

BEDROOM FOUR
8'10" x 10'9" (2.71 x 3.29)
Double glazed window to the rear (with fitted blind), radiator and coving.

REAR LOBBY/UTILITY
5'2" x 3'9" (1.58 x 1.15)
uPVC panel and double glazed exit door to outside, coat pegs, plumbing for washing machine, tiling to dado height and built-in storage cupboard.

SHOWER ROOM
8'3" x 7'3" (2.54 x 2.22)
Modern three piece suite comprising walk-in tiled shower cubicle with glass screen and dual attachment mains shower with drench ceiling shower, wash hand basin with mixer tap and storage cabinets beneath, and hidden cistern push flush WC. Double glazed window to the rear (with fitted blind), panelled ceiling, extractor fan, tiled walls and flooring, loft access point to a partially boarded, lit and insulated loft space which also houses the gas fired combination boiler (for central heating and hot water).

KITCHEN
12'6" x 11'10" (3.83 x 3.61)
The kitchen comprises a matching range of fitted soft-closing base and wall storage cupboards and drawers, with granite work surfaces and matching upstands with inset one and a half bowl sink unit with draining board and swan-neck mixer tap. Space for range cooker (included within the sale) with curved extractor fan over, integrated dishwasher and kitchen appliances, double glazed window to the front (with fitted blind), coving, space for dining table and chairs, recess for freestanding dressing unit (included within the sale) and additional storage cupboard. Opening through to the living room.

LIVING ROOM
18'8" x 11'8" (5.70 x 3.57)
Dual aspect double glazed windows (with fitted blinds), solid oak flooring, media points, coving, radiator, double glazed French doors opening out to the rear garden and feature Portland stone fireplace incorporating an inset coal effect fire. Door to principal bedroom.

BEDROOM ONE
18'1" x 8'7" (5.52 x 2.63)
Feature vaulted ceiling, double glazed window and radiator. Door to en-suite WC.

EN-SUITE WC
3'8" x 2'6" (1.14 x 0.78)
Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap, feature tiled splashbacks and storage cabinet beneath.

OUTSIDE
The property sits on a generous corner plot with gardens to all sides. To the front, there are ample planted flowerbeds and borders housing a wide variety of specimen and individually planted bushes, shrubs and plants. To the right hand side, there is an L-shaped garden lawn also screened by bushes and shrubbery. To the left hand side of the front, there is a block paved driveway providing side-by-side off-street parking with pedestrian gated access then leading through to the rear garden. The front is in a slightly elevated position with a recently landscaped and re-laid porcelain slabbed pathway and patio leading to the front entrance door and right hand side pedestrian gate. The gardens then continue down both sides and the rear, with the right hand side offering a plum slate pathway leading from the pedestrian gate to the rear surrounded by planted flowerbeds, borders and a potential vegetable patch. An additional pathway leads to a timber storage shed. There is then access leading down the rear of the property which provides an external water tap, lighting points, uPVC double glazed entrance door into the rear lobby/utility room and then continues to the left hand side of the garden plot. The left hand side of the garden is enclosed by timber fencing to the boundary lines offering a bin store area, garden lawn with planted flowerbeds and borders housing a wide variety of bushes and shrubbery, along side a patio area, plum slate decorative chippings and stepping stone pathway leading to a pedestrian gate which continues onto the double driveway. 360 CCTV is provided to the outside via four cameras.



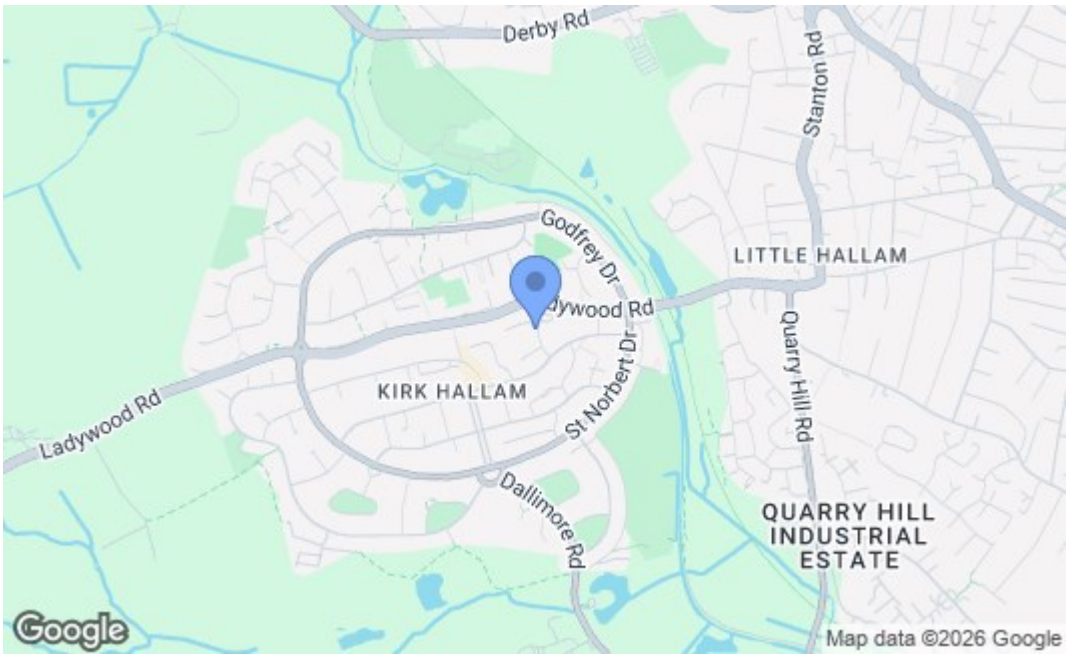


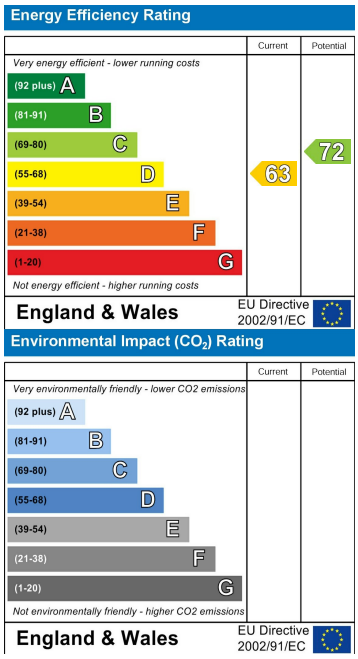












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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