



25 Elka Road
Ilkeston, Derbyshire DE7 4SE

A NEARLY NEW THREE BEDROOM, TWO
BATHROOM, THREE STOREY MID
TERRACED HOUSE

£180,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET 'THE SOUTER', A NEARLY NEW THREE BEDROOM THREE STOREY MID TERRACED HOUSE SITUATED WITHIN THIS PERSIMMON HOMES DEVELOPMENT WHICH IS STILL UNDER CONSTRUCTION.

With accommodation over three floors comprising entrance hall, living room, inner hallway, ground floor w.c. and dining kitchen. The first floor landing provides access to two bedrooms and a bathroom, whilst a further staircase then rises to the top floor where the principal bedroom and en suite facilities can be found.

Other benefits to the property include the remainder of the NHBC warranty, double off-street parking to the front, generous enclosed garden to the rear and gas central heating from a combination boiler.

The property itself is situated within close proximity of the shops and services within Ilkeston town centre, whilst offering easy access to nearby transport links and schooling facilities.

The property would make an ideal first time buy or young family home and we highly encourage an internal viewing.



ENTRANCE HALL

5'4" x 3'8" (1.63 x 1.13)

Panel and double glazed front entrance door, radiator, wall mounted consumer box and door to:

LOUNGE

14'9" x 11'9" (4.5 x 3.59)

Double glazed window to the front with fitted roller blind, radiator, laminate flooring, coving, media points, electric fire and useful understairs storage cupboard. Door to:

INNER HALL

7'5" x 4'8" (2.28 x 1.44)

Turning staircase to the first floor, tiled floor, door to dining kitchen and door to:

CLOAKS/W.C.

4'4" x 4'3" (1.34 x 1.3)

White two piece suite comprising push-flush w.c. and wash hand basin with tiled splashbacks, radiator, tiled floor and extractor fan.

DINING KITCHEN

11'10" x 8'5" (3.61 x 2.57)

The kitchen comprises a range of matching fitted base and wall storage cupboards with roll top worksurfaces incorporating 1½ bowl sink and drainer with central mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine and dishwasher, space for fridge/freezer, double glazed window to the rear with fitted blinds, UPVC panel and double glazed French doors opening out to the rear garden with fitted vertical blinds, radiator and tiled floor. Boiler cupboard housing the gas fired central heating combination boiler.

FIRST FLOOR LANDING

Doors to two bedrooms and bathroom. Radiator and turning staircase to the second floor.

BEDROOM 2

11'10" x 10'5" (3.61 x 3.19)

Two double glazed windows to the front and radiator.

BEDROOM 3

11'10" x 8'9" (3.61 x 2.68)

Double glazed window to the rear, radiator and laminate flooring.

BATHROOM

7'11" x 5'7" (2.42 x 1.71)

Three piece suite comprising panel bath with tiled surround, wash hand basing with tiled splashbacks and push-flush w.c. Tiled floor, radiator and wall mounted mirror fronted bathroom cabinet.

SECOND FLOOR LANDING

Useful keep storage cupboard and door to:

PRINCIPAL BEDROOM

16'9" x 8'4" (5.12 x 2.56)

Double glazed window to the front, radiator, loft access point and door to:

EN SUITE

11'1" x 5'2" (3.39 x 1.58)

Three piece suite comprising walk-in tiled shower cubicle with mains shower, wash hand basin with tiled splashbacks and push-flush w.c. Velux roof window to rear, radiator, extractor fan and tiled floor.

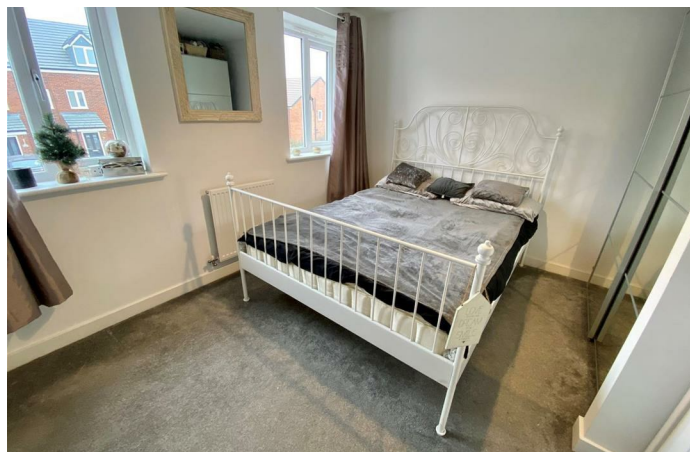
OUTSIDE

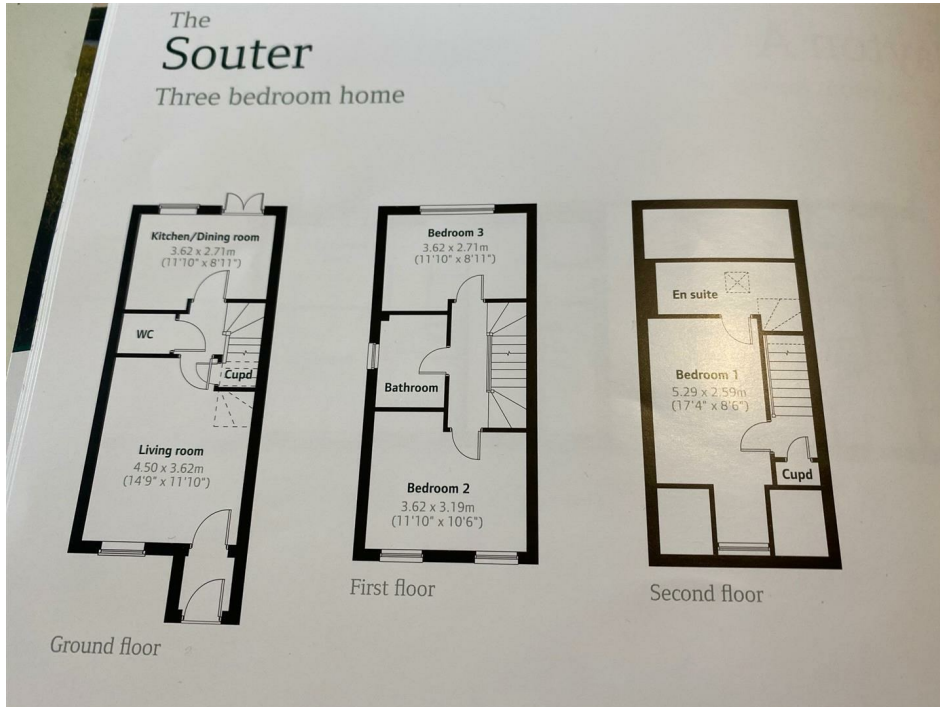
To the front of the property is a double driveway providing off-street parking for two cars, side access gate and pedestrian pathway leading to the rear garden. The rear garden is enclosed by timber fencing, being predominantly lawned with chip bark borders and paved pathway giving access to the side access.

DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn left onto Church Street. Follow the bend in the road round to the left onto Pasture Road and proceed in the direction of Trowell. Just before the mini roundabout turn left onto Moorbridge Lane and continue over the bridge onto Stanton Gate. At the junction, turn right continuing onto Lows Lane, round onto No Mans Lane and over the hump back bridge onto Quarry Hill. Take a left turn into the Persimmon Development named Elka Road and follow the bend in the road round to the right and the property can then be found on the left hand side, identified by our For Sale Board.

Ref: 6995nh





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		97
(81-91)	B	85	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.