



**86 Queens Avenue, Ilkeston, Derbyshire DE7
4DJ**

£230,000

Tel: 0115 9680268



- Traditional Semi Detached House
- Recently Renovated
- Large Garage & Driveway
- Private Garden & Elevated Views
- Spacious Lounge Diner
- Modern Breakfast Kitchen
- Stylish Bathroom
- No Chain / Viewing Essential

An elevated beauty, this traditional three bedroom semi detached house has been transformed by the current owner since their purchase in late 2019 to create an easy on the eye home with a staggering 1,200 sq ft of internal space.

It's hard to mention all the changes that have been made during this renovation but with a sleek and stylish new bathroom and kitchen and well planned internal layout changes which have created a wealth of ground floor flexible entertaining space but also looking at the more practical additions such as a full re-wire, new boiler with five year warranty, makes sure this property ticks off a list of practical improvements but also delivers many of the added bonuses many buyers would like when looking to move house.

The truly spacious internal accommodation comprises an entrance hall with split access into the large living room and breakfast kitchen. There is also an alternative second entrance which also offers an internal access door into the kitchen but also into the large entertainment room with fitted bar area and internal door into the garage, which could offer some excellent versatility to be even used as a separate annex style bedroom or even a place to work from home. To the first floor landing there are three bedrooms including a double with far reaching elevated views and a modern bathroom with three piece suite.

Externally, as previously mentioned the property stands in an elevated position set back from the road with a well proportioned driveway providing off road parking for a couple of cars a brick walled boundary separating the adjacent properties driveway and access into an integrated garage. To the rear of the property the garden is on two levels having an initial ultra private decked sitting area with steps leading upto a substantial garden which is majority laid to lawn. There is also a garden shed that will be included within the sale and fenced boundaries to all sides.

ENTRANCE HALL

w: 1.47m x l: 1.22m (w: 4' 10" x l: 4')

The first of two entrance halls with a new grey carpet, ceiling light point, access doors into both the lounge diner and the breakfast kitchen and the stairs to the first floor landing.

LOUNGE DINER

w: 5.18m x l: 4.55m (w: 17' x l: 14' 11")

A large open plan living room with clearly defined lounge and dining areas measuring 14'11" x 10'9" and 14'10" x 6'4" respectively. There is a radiator, two ceiling light points, feature fireplace and double glazed window and sliding patio door opening onto the initial decked area of the garden.

KITCHEN

w: 4.14m x l: 3.1m (w: 13' 7" x l: 10' 2")

A spacious easy on the eye breakfast kitchen having a range of ice white wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and pull down hose mixer tap. Integrated oven, four ring induction hob with wall mounted stainless steel extractor hood over. Space for an undercounter fridge and freezer and plumbing for a washing machine. There is also a stylish marbled design metro tiled full height splashbacks, ceiling spotlights, wall unit concealing the new wall mounted combi boiler with warranty. Understairs storage cupboard, double glazed windows to the front and side elevation, breakfast bar area with feature pendant lighting over and finally a further door opening into the alternatively entrance.

ALTERNATIVE ENTRANCE HALL

w: 1.37m x l: 1.35m (w: 4' 6" x l: 4' 5")

An alternative entrance hall which opens into the family entertainment room and into the kitchen, there is also a ceiling light point.

FAMILY ROOM

w: 7.37m x l: 4.72m (w: 24' 2" x l: 15' 6")

A large family/entertainment room with a fitted bar area with low level LED lighting. This room adds an incredible level of versatility offering scope to be utilised as a large self contained bedroom, entertaining space or a perfect space if you run a business from home.

FIRST FLOOR LANDING

w: 3.05m x l: 1.52m (w: 10' x l: 5')

With a ceiling light point and a double glazed window to the side elevation.

BEDROOM ONE

w: 3.2m x l: 3.1m (w: 10' 6" x l: 10' 2")

A double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation with far reaching open views.

BEDROOM TWO

w: 2.49m x l: 2.41m (w: 8' 2" x l: 7' 11")

With a radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM THREE

w: 2.41m x l: 2.03m (w: 7' 11" x l: 6' 8")

With a radiator, ceiling light point and a double glazed window to the rear elevation.

BATHROOM

w: 2.51m x l: 1.88m (w: 8' 3" x l: 6' 2")

A modern bathroom with three piece suite comprising a panelled bath with shower handset over, pedestal wash hand basin with chrome mixer tap and a Low flush WC. There is a chrome heated towel rail, ceiling light point, majority tiled walls and an obscure double glazed window to the front elevation.

OUTSIDE

Externally, as previously mentioned the property stands in an elevated position set back from the road with a well proportioned driveway providing off road parking for a couple of cars a brick walled boundary separating the adjacent properties driveway and access into an integrated garage. To the rear of the property the garden is on two levels having an initial ultra private decked sitting area with steps leading up to a substantial garden which is majority laid to lawn. There is also a garden shed that will be included within the sale and fenced boundaries to all sides.

GARAGE

w: 5.16m x l: 3.23m (w: 16' 11" x l: 10' 7")

With up and over door, power, lighting and an internal door opening into the property.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a freehold. With vacant possession on completion. Council Tax Band - B.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.





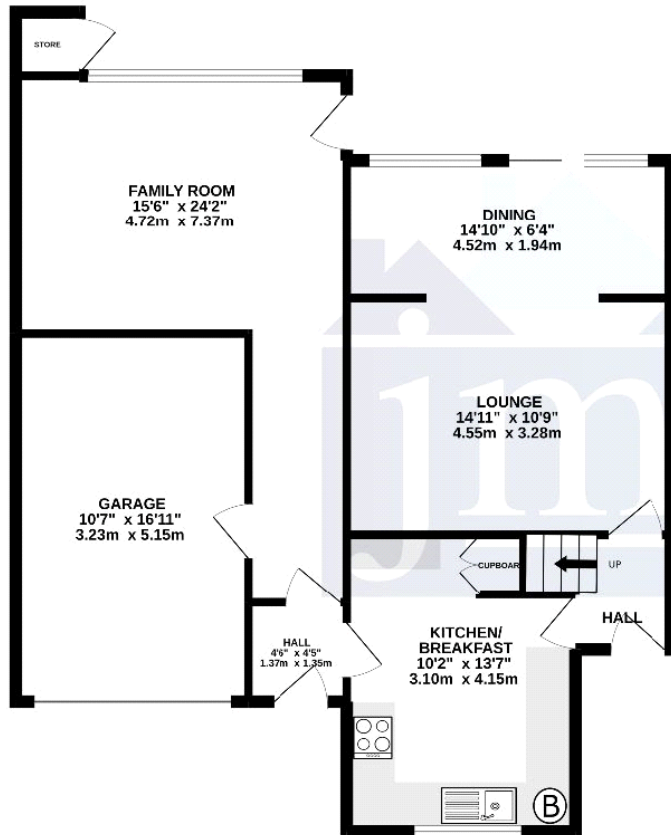








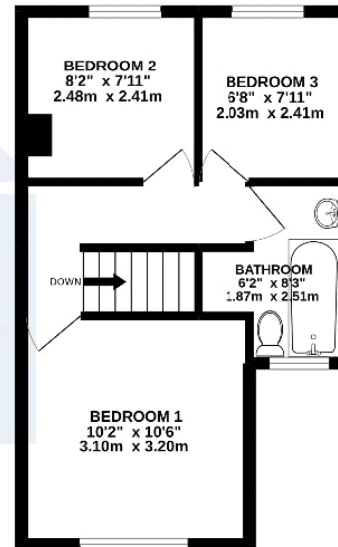
GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA : 1209 sq.ft. (112.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



Viewing by appointment only
JMS Property Management
32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD
Tel: 0115 9680268 Email: enquiries@jmslettings.co.uk Website: www.jmslettings.co.uk

