



£280,000

Elka Road, Ilkeston DE7 4SE

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

01773 832355

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Key Features

- Beautiful Modern Semi Detached Town House
- 4 Bedrooms
- 2 Bathrooms Plus Guest Cloakroom
- Landscaped Gardens
- Driveway & Garage
- Quiet Estate Position
- Ideal Family Purchase
- Viewing Essential

Property Description

An excellent opportunity to acquire this beautifully presented modern townhouse, offering spacious and versatile accommodation arranged over three floors.

Main Particulars

Derbyshire Properties are delighted to bring to the market this stylish three-storey home, ideal for growing families and those seeking contemporary living. The accommodation briefly comprises: entrance hall, guest cloakroom/WC, kitchen/dining room, and lounge to the ground floor. The first floor offers three well-proportioned bedrooms and a family bathroom, whilst the second floor boasts an impressive master suite complete with en-suite shower room. Externally, the property benefits from a landscaped front garden, a side driveway providing off-road parking for two vehicles, and a detached garage with power and lighting. To the rear is a fully enclosed garden featuring a full-width patio, lawn, and raised sleeper-edged borders—perfect for outdoor entertaining. An early internal inspection is highly recommended to fully appreciate the quality and space on offer.

Ground Floor

Entrance Hall

Entered via a composite door to the front elevation into a light and welcoming space, having tiled flooring, carpeted staircase to the first floor, radiator with decorative cover, useful under-stairs storage cupboard, and doors leading to the lounge, kitchen/dining room, and guest cloakroom.

Guest Cloakroom

Fitted with a low-level WC and wall-mounted wash hand basin, tiled flooring, radiator, and obscure double glazed window to the front elevation.

Kitchen/Diner

A beautifully appointed kitchen comprising a range of modern wall and base units with quartz work surfaces incorporating a one and a half bowl sink with mixer tap. Integrated appliances include a dishwasher, fridge/freezer, electric oven, gas hob, and stainless steel extractor canopy. Having part tiled walls, tiled flooring, spotlighting, and a double glazed window to the front elevation. A feature wood-panelled wall provides a stylish focal point.

Lounge

A bright and comfortable living space with double glazed French doors opening onto the rear garden, complementary parquet-style LVT flooring, radiator, and TV point.

First Floor

Landing

With staircase rising to the second floor, radiator with decorative cover, and doors leading to three bedrooms and the family bathroom.

Bedroom 2

With double glazed window to the rear elevation, radiator, and TV point.

Bedroom 3

With double glazed window to the front elevation, radiator, and TV point.

Bedroom 4

With double glazed window to the rear elevation and radiator.

Bathroom

Fitted with a modern three-piece suite comprising low-level WC, pedestal wash hand basin, and panelled bath with shower over and glass screen. Complementary tiling, chrome heated towel rail, tiled flooring, extractor fan, and obscure double glazed window to the side elevation.

Second Floor

Master Suite (Bedroom One)

An impressive principal bedroom spanning the full width of the property, featuring a dormer window to the front and skylight to the rear, two radiators, TV point, and ample space for bedroom furniture.

En-Suite

Comprising low-level WC, pedestal wash hand basin, and a large walk-in shower with mains-fed shower and glass screen. Tiled flooring, chrome heated towel rail, extractor fan, and skylight to the rear elevation.

Outside

To the front is a landscaped garden with lawn and stocked flowerbeds, with a paved pathway leading to the entrance. The side driveway provides off-road parking for two vehicles and leads to a detached garage with up-and-over door, power, and lighting.

The rear garden has been thoughtfully landscaped to include a full-width paved patio, lawn, and raised sleeper-edged borders with a seating area, all enclosed by timber fencing. Additional features include an outside tap and security lighting.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
7. Some images used in this marketing material may have been digitally enhanced or modified using AI-assisted technology for illustrative purposes.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Telephone: 01773 832355

 **DERBYSHIRE
PROPERTIES**
= RAINBOW IN REALTY =

www.derbyshireproperties.com