

Derbyshire Avenue, West Hallam, Derbyshire. DE7 6HJ

£270,000 Freehold

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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to offer for sale this well presented and spacious, extended semi-detached family home. The property briefly comprises of:- entrance hallway kitchen/dining room, living room, conservatory. To the side elevation is a extension housing a utility room, WC and pantry/study. To the first floor a landing provides access to all 3 bedrooms and family bathroom. Externally, a spacious driveway is found to the front elevation, providing parking for numerous vehicles and a delightful landscaped rear garden offering high degrees of privacy is located to the rear. We recommend the property will ideally suit families and an internal inspection should be undertaken.

FEATURES

- Extended Semi Detached Family Home
- 3 Bedroom, 1 Reception Room
- Conservatory
- Utility/WC & Study
- Beautiful Landscaped Rear Garden
- Popular Location
- Parking for 3-4 Cars
- COUNCIL TAX BAND B



ROOM DESCRIPTIONS

Entrance Hall

3.53m x 1.89m (11' 7" x 6' 2") With sealed unit UPVC door leading in from the front elevation, staircase to 1st floor landing, double glazed window with stained glass to the front elevation, wall mounted radiator and internal doors lead to both kitchen and living room.

Living Room

4.01m x 3.62m (13' 2" x 11' 11") With wall mounted radiator, decorative coving to ceiling, TV point and feature fireplace. Internal double doors with surrounding windows lead to:-

Conservatory

3.41m x 3.66m (11' 2" x 12' 0") This spacious conservatory is constructed from a brick base and UPVC units with a pitched roof. Ceramic tiled floor covering and double glazed French doors to the rear elevation.

Pantry

1.46m x 0.92m (4' 9" x 3' 0") Located off the kitchen and entrance hall is this original pantry with wall mounted shelving, double glazed window to the front elevation and tiled floor covering.

Kitchen/Diner

3.07m x 5.63m (10' 1" x 18' 6") Comprising of range of matching wall and base mounted units with roll top work surfaces incorporating a one and a half bowl stainless steel sink drainer unit with mixer taps and splashback areas. Integrated electric oven, four ring gas hob with extractor hood over, Dishwasher and space for fridge/freezer. Ceramic tiled floor covering, wall mounted radiator, TV point, spotlighting, double glazed window to the front elevation and double glazed French doors to the rear elevation accessing the garden terrace. Internal door leads to:-

Utility Room (Extension)

2.29m x 5.13m (7' 6" x 16' 10") Comprising of range of wall and base mounted units with roll-top worksurface incorporating a one and a half bowl stainless steel sink drainer unit, undercounter space and plumbing for washing machine, useful floor to ceiling larder cupboard, wall mounted radiator, ceramic tiled floor covering and double glazed window and door to front elevation. Additional feature window and to the side elevation and internal doors accessing both the WC and study/store room.

WC

0.84m x 1.49m (2' 9" x 4' 11") (extension) with low-level WC, corner mounted wash hand basin with tiled splashback, and tiled floor covering.

Study/Store Room

2.04m x 1.65m (6' 8" x 5' 5") (extension) with double glazed obscured window to the side elevation, tiled floor covering, and wall mounted worksurface.

First Floor

Landing

2.67m x 2.51m (8' 9" x 8' 3") Accessed via the main entrance hallway with double glazed window to the front elevation and ceiling mounted loft access point. Floor to ceiling linen storage cupboard and internal doors accessing all bedrooms and main bathroom.

Bedroom 1

3.07m x 3.19m (10' 1" x 10' 6") With double glazed window to the rear elevation, wall mounted radiator and fitted double wardrobe.

Bedroom 2

3.56m x 3.10m (11' 8" x 10' 2") With double glazed window to the rear elevation, wall mounted radiator and space for furniture.

Bedroom 3

2.67m x 2.48m (8' 9" x 8' 2") With double glazed window to the front elevation, wall mounted radiator and fitted storage cupboard

Bathroom

1.64m x 2.35m (5' 5" x 7' 9") Comprising of a three piece suite to include WC, pedestal wash hand basin and low-level bath with shower attachment and complementary glass shower screen. Tiled floor covering, wall mounted heated towel rail, double glazed obscured window, wall mounted extractor fan and tiled walls.

Outside

To the front elevation is a large full width tarmac driveway providing parking for 3 to 4 vehicles surrounded by mature hedge row, creating high levels of privacy from neighbouring properties. The delightful rear garden is mainly laid to lawn all enclosed by mature hedgerow and mature shrubbery to the boundaries. A range of stocked flowerbeds and borders, wildlife pond, block paved terrace, timber garden shed, outside lighting and tap.

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.



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