

Peveril Crescent, West Hallam, Ilkeston, Derbyshire. DE7 6JF

£269,950 Freehold

FOR SALE



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present beautifully presented three bedroom detached family home located in highly sought-after area. We believe the property will ideally suit first time buyers, small families and even those looking to downsize. The property briefly comprises of:- entrance hall, living room/dining room, kitchen and conservatory. To the first floor there are three bedrooms and bathroom all accessed from a first floor landing. Externally the property offers a large frontage with block paved driveway providing parking for numerous vehicles, detached garage with up and over door and area of low maintenance garden. The stunning rear garden has been landscaped over a number of years and offers a stunning feature lawn with stocked borders and fenced boundaries to neighbouring properties. we recommended early internal inspection to avoid disappointment.

FEATURES

- Detached Home
- 3 Bedroom, 1 Large Reception Room
- Conservatory
- Beautiful Landscaped Garden
- Ample Parking & Attached Garage
- Quiet Residential Location
- View Absolutely Essential!
- COUNCIL TAX BAND C



ROOM DESCRIPTIONS

Entrance Hallway

1.51m x 1.95m (4' 11" x 6' 5") Entered via composite door from the front elevation, double glaze obscured window, wall mounted radiator and carpeted staircase to 1st floor landing. Internal door lead to:-

Living/Dining Room

6.64m x 4.13m (21' 9" x 13' 7") With double glazed window to the front elevation, UPVC patio doors leading into a rear conservatory, wall mounted radiators and TV point. The feature focal point of the room is a wall mounted gas 'living flame effect' fire with decorative surround, backdrop and raised hearth. Internal door leaves to :-

Kitchen

2.47m x 2.54m (8' 1" x 8' 4") Mainly comprising of a range of matching wall and base mounted units with modern flat edged worksurfaces incorporating a one and a half bowl stainless steel sink drainer unit with mixer taps and coloured splashback tiling. Integrated electric oven, hob and extractor hood over, under cupboard lighting, Integrated dishwasher and fridge, wall mounted radiator, built-in large cupboard and double glazed window and door to the rear and side elevations.

Conservatory

3.74m x 2.25m (12' 3" x 7' 5") Constructed from a brick base and UPVC units with pitched roof is this sizeable conservatory that looks out onto the rear garden and has wall mounted radiator.

First Floor

Landing

2.34m x 1.85m (7' 8" x 6' 1") Accessed via the main entrance hallway within internal doors providing access to all bedrooms and family bathroom. Double glazed obscured window to the side elevation, decorative coving and ceiling mounted loft access point.

Bedroom 1

3.41m x 3.24m (11' 2" x 10' 8") With double glazed window to the front elevation, wall mounted radiator and a range fitted bedroom furniture to include wardrobes and dressing table all providing useful storage and hanging space.

Bedroom 2

3.15m x 2.33m (10' 4" x 7' 8") Double glazed window to the rear elevation, decorative coving to ceiling, wall mounted radiator and fitted wardrobes.

Bedroom 3

2.42m x 1.86m (7' 11" x 6' 1") With double glazed window to front elevation, TV and wall mounted radiator.

Bathroom

1.67m x 2.69m (5' 6" x 8' 10") Comprising of a three-piece suite to include an encased WC with attached vanity unit with inset sink with mix taps and panelled bath with main fed shower and attachment over, complementary glass shower screen and wall mounted chrome heated towel rail. Full tiling to walls, decorative coving, spotlights and extractor fan to ceiling, double glazed obscured window and vinyl floor covering.

Outside

The large front garden provides a block paved driveway for numerous vehicles that gives access to a detached garage with up and over door light and power. Low maintenance garden and side access pathway to the rear garden. The delightful landscaped rear garden comprises of a shaped lawn with stocked flowerbeds and borders all enclosed by timber fenced boundaries. Greenhouse, garden shed, low maintenance rockery, outside power supply and lighting.

Garage

4.66m x 2.57m (15' 3" x 8' 5")

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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