

Derwent Avenue, West Hallam, Ilkeston, Derbyshire. DE7 6JE

£295,000 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer this well presented extended detached home, with no upward chain, situated in the ever popular village of West Hallam. The accommodation comprises: Entrance hallway, lounge, rear sitting room, dining kitchen and w.c to the ground floor and to the first floor landing there are four bedrooms master with en-suite and a family bathroom. Outside to the front elevation there is a garden and driveway that leads to the garage and at the rear there is a beautiful landscaped garden.

FEATURES

- Extended Detached Home
- Dining Kitchen
- Four Bedrooms
- En Suite to Master Bedroom
- Family Bathroom
- Garden Driveway and Garage to the Front
- Beautiful Landscaped Garden at the Rear
- No Upward Chain
- Council tax band C



ROOM DESCRIPTIONS

Entrance Hall

With double glazed window and door to the front elevation, radiator, laminate flooring, stairs leading up to the first floor landing.

Lounge

4.09m x 3.05m (13'5" x 10') - With feature fireplace incorporating electric fire, double glazed bay window to the front elevation, two radiators.

Dining Kitchen

5.05m x 3.05m (16'7" x 10') - Comprising a range of wall, base and drawer units incorporating working surfaces over, fitted range cooker with extractor hood over, one and a half bowl sink unit with mixer tap over and tiled splash backs, plumbing for dishwasher and automatic washing machine, under the stairs storage cupboard, double glazed window and french doors to the rear elevation, radiator, laminate flooring.

Rear Sitting Room

4.04m x 2.41m (13'3" x 7'11") - Multifunctional room could be used as an office, playroom, dining room or indeed a ground floor bedroom having the access to the ground floor w.c. With double glazed window to the rear and double patio to the rear elevation.

Ground Floor W.C

With low level w.c, wall mounted wash hand basin.

Landing

With access to the loft space.

Master Bedroom

3.53m x 2.92m (11'7" x 9'7") - With a range of fitted wardrobes, radiator, double glazed window to the front elevation.

En-Suite

Comprising a three piece suite of: shower enclosure with mains fed shower above, his and hers wash hand basins and w,c set into vanity unit, additional storage, wall mounted radiator, double glazed window to the side elevation.

Bedroom Two

4.27m x 2.41m (14' x 7'11") - With fitted wardrobe, radiator, double glazed window to the rear elevation.

Bedroom Three

4.17m x 2.46m (13'8" x 8'1") - With with radiator and double glazed window to the rear elevation.

Bedroom Four

3.53m x 2.92m (11'7" x 9'7") - With double glazed window, radiator, storage cupboard.

Family Bathroom

Comprising wash hand basin and w.c set into vanity unit paneled bath with mains fed shower over, radiator, double glazed window to the rear elevation, exposed floor boards.

Outside

To the front of the property there is a garden, driveway and single attached garage. At the rear there is a beautiful landscaped garden with stone patio and stone wall that retains the well stocked borders of mature plants, for ease of maintenance there is artificial grass laid. Outdoor light and tap.

Additional Information

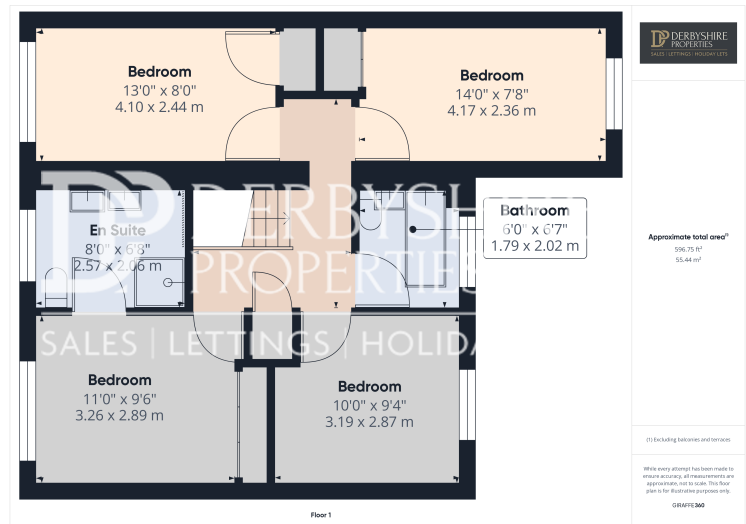
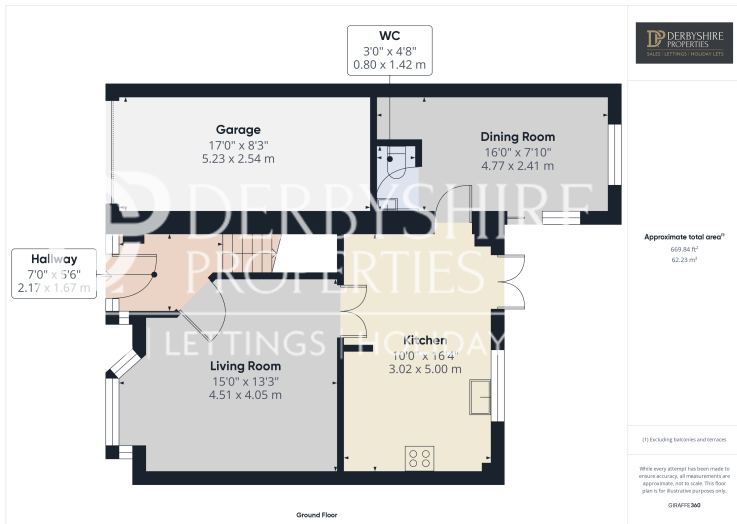
The property benefits from solar panels which are leased, with the option to buy back. still with the benefit of reduced rates.

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.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(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	