



Belvoir Close,  
Kirk Hallam, Ilkeston  
DE7 4ND

**O/O £210,000 Freehold**





A STUNNING, COMPLETELY RENOVATED THREE BEDROOM END TERRACE HOUSE POSITIONED IN THIS POPULAR DERBYSHIRE VILLAGE LOCATION IN A QUIET CUL-DE-SAC. MUST BE VIEWED!

Robert Ellis are extremely pleased to bring to the market this THREE BEDROOM immaculate end terrace property which is offered for sale ready to move straight into! With beautiful open-plan Living kitchen which is open to a recently refitted conservatory with glass roof and bi-folding doors open to the private, enclosed rear garden. The property derives the benefit of modern conveniences such as GAS CENTRAL HEATING and DOUBLE GLAZING. The current owners have lovingly upgraded many elements of the property such as Herringbone oak-engineered flooring throughout most of downstairs, new internal doors and cream Shaker kitchen with quartz worktop. Sat on a large corner plot, with new ceramic patio and pergola, the garden is such a feature! The property is sure to tick boxes for first time buyers or families alike, with the space and finish on offer.

As you walk towards the new composite front door, the block-paved path is lined with plants and flowers, making the frontage aesthetically pleasing. Through the front door, you are greeted by a light and airy entrance hall with featured tiled flooring and panning to the mid walls, a door into the Open-plan living kitchen. The living kitchen has Herringbone oak engineered flooring throughout, a lit media wall, a well equipped kitchen and this is open to the glass-topped conservatory which has bi-folding doors and a handy space for washing machine and tumble drier. Outside there is decking area leading down to a patio area. Being fully enclosed with fencing and hedging, the large garden is private with a lawn, plant borders and a fantastic ceramic patio to the side with pergola and space for a hot tub! To the first floor are three good size bedrooms, the master benefitting from in-built wardrobes and a recently refitted bathroom.

The property is located within the popular Derbyshire village of Kirk Hallam which offers easy access to a vast array of nearby shops, services and amenities. There is also easy access to good transport links, including that of Ilkeston train station situated a short distance away, and being on the doorstep to ample open countryside such as Straws Bridge and the Nutbrook Trail.





### Entrance Hall

4'6 x 5'2 approx (1.37m x 1.57m approx)

Having a new composite front door with inset obscure glazed panel and window to the side, feature tiled floor, character radiator, ceiling light, door to the open plan living/dining kitchen, stairs to the first floor with panelled walls.

### Open Plan Living/Dining Kitchen

#### Lounge Area

11'8 x 12'3 approx (3.56m x 3.73m approx)

Having a UPVC double glazed bay window to the front, engineered Herringbone wooden flooring, ceiling light, radiator, newly fitted media wall with TV point and Alexa controlled lighting, electric fireplace.

#### Kitchen Area

15'3 x 8'8 approx (4.65m x 2.64m approx)

UPVC double glazed window into the conservatory, ceiling light, Herringbone engineered wood flooring, recessed LED ceiling spotlights, cream wall, drawer and base units to three walls with quartz work surfaces over, inset sink and brass effect swan neck mixer tap, grooves for a drainer, space for a large American style fridge freezer, integral wine rack, built-in Smeg oven, Smeg four ring gas hob and matching Smeg extractor.

#### Conservatory

14'8 x 7'4 approx (4.47m x 2.24m approx)

UPVC double glazed windows to the rear and side, three panel bi-fold doors opening onto the rear garden decked area, recessed LED ceiling spotlights, glass top roof, Herringbone wooden flooring, tall contemporary cream radiator, two wall lights, cream Shaker style base units to one wall with space and plumbing for a washing machine and tumble dryer, handy as a utility area.

#### First Floor Landing

7'8 x 5'8 approx (2.34m x 1.73m approx)

Obscure UPVC double glazed window to the side, cream plush carpet, ceiling light, airing/storage cupboard housing the Worcester Bosch boiler and doors to:

#### Bedroom 1

9'1 x 11'3 approx (2.77m x 3.43m approx)

UPVC double glazed window to the front, radiator, cream plush carpet, ceiling light, panelling behind the bed to one wall with a built-in panelled wardrobes, coving, ceiling rose and two bedside wall lights.

#### Bedroom 2

10'4 x 9'9 approx (3.15m x 2.97m approx)

UPVC double glazed window to the rear, ceiling light, radiator, cream plush carpet and loft access hatch.

#### Bedroom 3

5'8 x 8'6 approx (1.73m x 2.59m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light and a storage cupboard.

### Outside

The property sits on a large corner plot with decking leading down to a second patio area, lawn with hedging and fencing to the boundaries, making it extremely private. There are raised planters to some of the boundaries with established shrubs and plants, newly laid patio around the left hand side which has ceramic patio tiles, pergola, panelled fencing and a wisteria plant growing up the side of the property.

### Bathroom

4'6 x 7'8 approx (1.37m x 2.34m approx)

Obscure UPVC double glazed window to the rear, recessed LED ceiling spotlights, tiled floor, chrome towel radiator, LED light up mirror, wash hand basin with vanity cupboard under, mixer tap and tiled splashback, P shaped panelled bath with contemporary mixer tap, tiled walls, mains fed shower with rainwater shower head and hand held shower, glazed protective screen and a low flush w.c.

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 40mbps Ultrafast 1800mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

### Garage

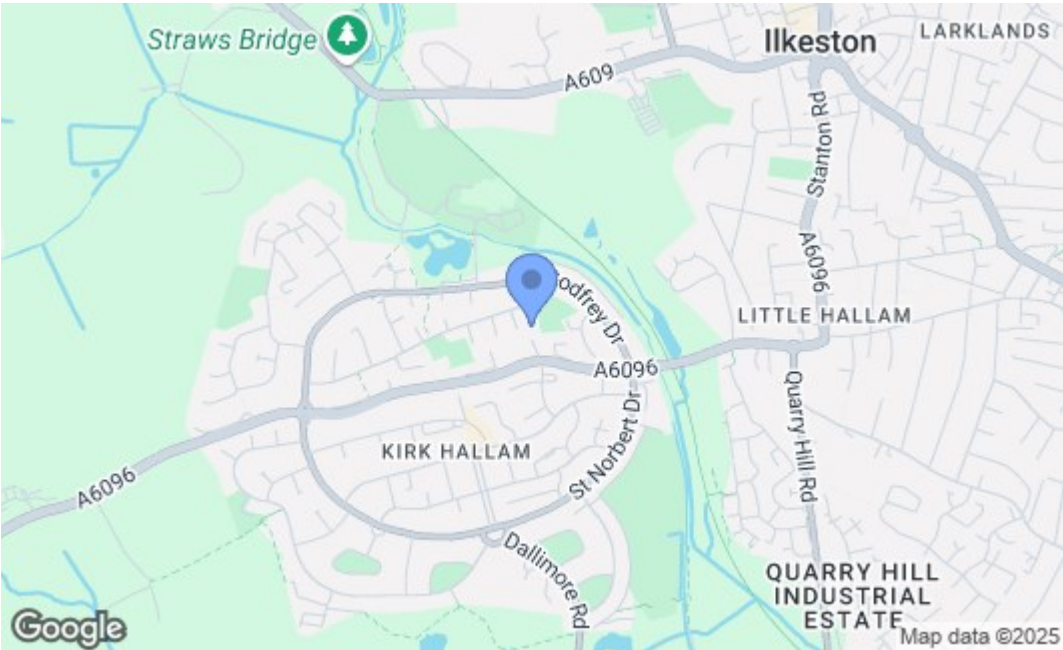
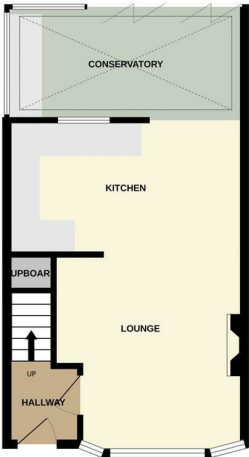
17' x 7'9 approx (5.18m x 2.36m approx)

A garage set off the cul de sac with potential parking in front of. With metal up and over door to the front



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.