



**Eton Court**  
**West Hallam, Derbyshire DE7 6NB**

**£195,000 Freehold**

A WELL PRESENTED MODERN TWO  
BEDROOM SEMI DETACHED BEING SOLD  
WITH NO ONWARD CHAIN

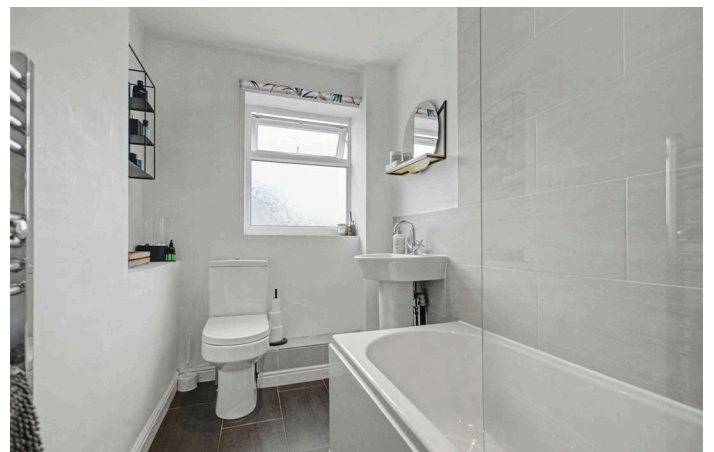
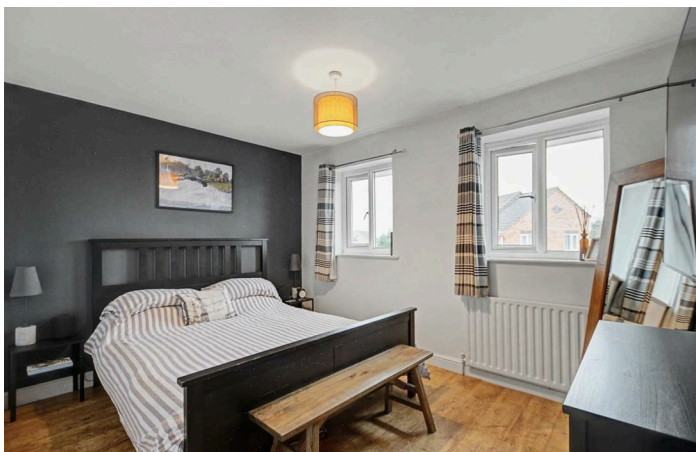


A WELL PRESENTED MODERN TWO BEDROOM SEMI DETACHED HOUSE THAT WOULD BE AN IDEAL PURCHASE FOR FIRST TIME BUYERS, DOWNSIZERS OR INVESTORS.

This lovely home is located on a corner plot and is being sold with no onward chain. The entrance door opens into the hallway with stairs rising to the first floor and door leading into the lounge diner. The lounge diner is a good size and is light and airy with a window to the front elevation. The modern fitted kitchen is a great feature to this property with integral appliances and bespoke glass splashbacks.

The first floor landing provides access to the two double sized bedrooms and contemporary fitted three piece white bathroom suite. There is a well established garden to the front with gate access to the rear garden. The split level rear garden offers excellent privacy and gate access to the storage shed and driveway which provides off road parking.

Being conveniently placed for access to a wide range of local amenities including Morrisons supermarket, schools, healthcare facilities, public houses, parks, and transport links.



## Porch

Open storm porch with UPVC double glazed door with obscure double glazed light panels within leading into:

## Entrance Hall

Having stairs to the first floor and door to:

## Lounge/Diner

12'3" max x 13'10" approx (3.75m max x 4.22m approx)  
UPVC double glazed window to the front, radiator, wood effect laminate flooring and door to:

## Kitchen

12'3" x 6'9" approx (3.74m x 2.08m approx)  
UPVC double glazed windows to the side and rear, UPVC panel and double glazed door to the rear, feature panelling to one wall, high gloss, handle-less wall, drawer and base units with wood effect laminate work surface over and upstand, feature splashback, integrated single electric oven, four ring gas burner, stainless steel extractor over, integrated sink with black multi function tap, integrated wine cooler, plumbing and spaces for a washing machine and dishwasher, ceiling spotlights, space for a tall fridge freezer, stone flooring, radiator, understairs storage area with power.

## First Floor Landing

Access hatch to the loft and doors to:

## Bedroom 1

11'11" x 8'9" approx (3.65m x 2.68m approx)  
Two UPVC double glazed windows, radiator, wood effect laminate flooring.

## Bedroom 2

7'1" x 12'3" approx (2.18m x 3.74m approx)  
UPVC double glazed window to the rear, radiator, storage cupboard over the stairs housing the wall mounted combi boiler.

## Bathroom

4'10" x 8'8" approx (1.49m x 2.65m approx)  
Obscure UPVC double glazed window, ceiling spotlights, three piece white suite comprising of a low flush w.c., pedestal wash hand basin with chrome mixer tap, bath

with mains fed shower having a rainwater shower head and hand held shower, shower screen, tiled splashbacks, chrome heated towel rail, tiled floor.

## Outside

The property sits in a corner position, mature, well established garden to the front with hedgerow, bushes and shrubs. Driveway providing off road parking, timber storage shed.

There are paved patio seating areas, steps going up the garden which is laid to lawn, hedgerow to the side, wooden fence to the borders, gated access to the rear off road parking, second paved seating area with mature raised beds, timber gate providing access to the front.

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 1mbps Superfast 62mbps

Ultrafast 1800mbps

Phone Signal – EE, Three, Vodafone, O2

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## Council Tax

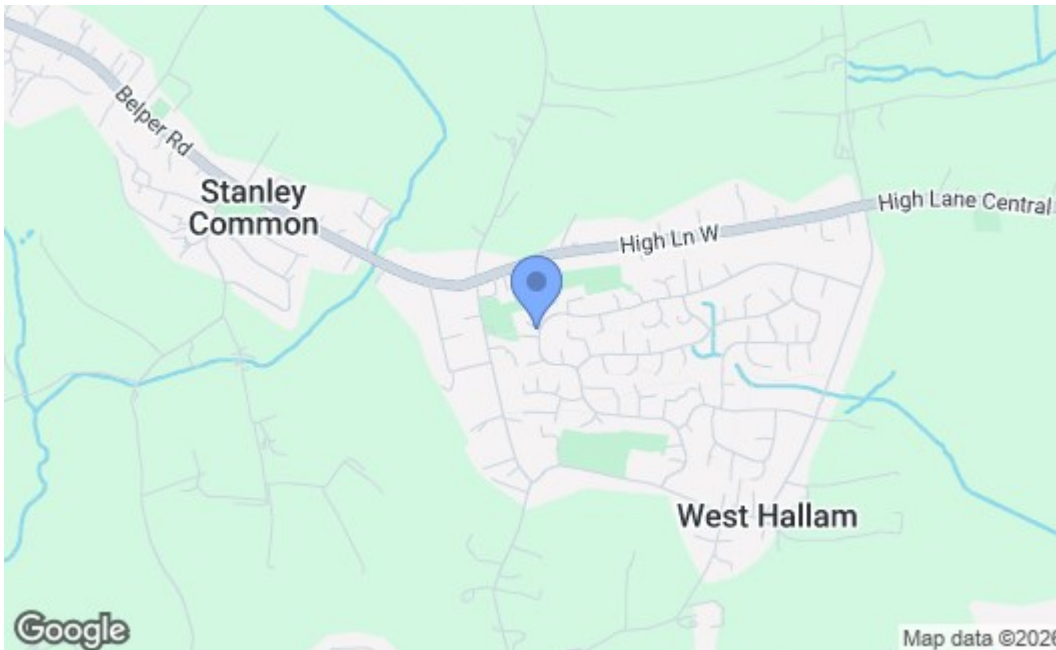
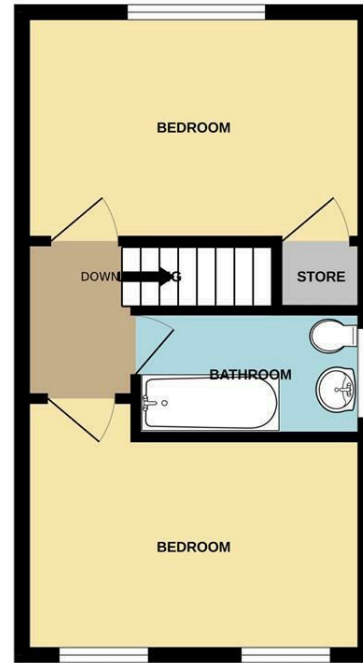
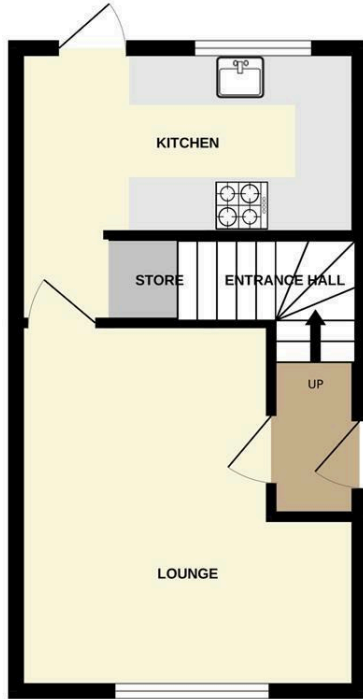
Erewash Borough Council Band A



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		73	
(55-68) D			
(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.