



**Derbyshire Avenue
West Hallam, Derbyshire DE7 6HJ**

Offers Over £290,000 Freehold

A SPACIOUS THREE BEDROOM SEMI
DETACHED HOUSE SITUATED IN THIS
POPULAR DERBYSHIRE VILLAGE
LOCATION.



ROBERT ELLIS HAVE GREAT PLEASURE IN WELCOMING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED DERBYSHIRE VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises entrance hallway, living room, dining room, kitchen, side utility area with useful storage, WC and storage room/office. The first floor landing provides access to three bedrooms and a three piece shower room.

A further benefit to the property is that the downstairs of the property has recently been completely redecorated and the outbuildings have been converted to provide additional indoor space with the potential to use one of the rooms as a home office, ideal for those working from home.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking and generous South facing rear garden.

The property is located in this popular and desirable Derbyshire village location which offers a select amount of local village amenities, whilst there is also easy access to a further selection of national and independent retailers and outlets in the nearby town of Ilkeston. There is also easy access to open countryside and nearby walking routes, as well as fantastic transport links, including Ilkeston train station which is only a short distance away.

We believe the property would make an ideal family home and we highly recommend an internal viewing.



ENTRANCE HALLWAY

11'8" x 6'3" (3.57 x 1.92)

uPVC panel and double glazed front entrance door, double glazed window to the side of the door (with fitted roller blind), staircase rising to the first floor, radiator, useful understairs storage cupboard and doors to the living room and kitchen.

LIVING ROOM

13'3" x 11'10" (4.05 x 3.61)

Sliding double glazed white patio doors opening out to the conservatory, coving, decorative ceiling rose, wall light points, radiator, media points, feature Adam-style fire surround, marble insert and hearth housing a coal-style fire.

CONSERVATORY

14'6" x 10'3" (4.44 x 3.13)

Brick and double glazed construction with pitched roof incorporating an electric ceiling fan, power, wall light points, TV socket, tiled flooring, wall mounted heater. Double glazed French doors then open out to the rear garden with the windows/doors all with fitted blinds).

DINING ROOM

10'1" x 8'0" (3.08 x 2.45)

Double glazed window to the rear overlooking the rear garden, coving, decorative ceiling rose.

KITCHEN

11'11" x 10'3" (3.65 x 3.13)

Equipped with a matching range of fitted base and wall storage cabinets and drawers with roll top work surfaces incorporating one and a half bowl sink unit with draining board and central swan neck mixer tap. Fitted four ring gas hob with extractor over and oven beneath. Decorative tiled splashbacks, integrated dishwasher, space for fridge/freezer, double glazed window to the front (with fitted blinds), coving, uPVC panel and double glazed side exit door to utility/hallway area, panel and glazed door to dining area, further door back to the entrance hallway, useful storage cupboard with shelving and hanging rail.

UTILITY AREA

17'3" max x 7'1" max (5.27 max x 2.17 max)

Double glazed window to the front (with fitted roller blind), fitted shelving, plumbing for washing machine, wall mounted 'Baxi' gas fired combination boiler (for central heating and hot water purposes).

SIDE HALLWAY

uPVC panel and double glazed front entrance door set within a decorative archway style, further uPVC panel and double glazed side exit door to outside, radiator, tiled floor, mains power and lighting, shelving.

STORAGE ROOM

9'0" x 2'7" (2.75 x 0.80)

uPVC double glazed window to the front, tiled floor, power and lighting, shelving.

GROUND FLOOR WC

4'6" x 2'8" (1.39 x 0.83)

White two piece suite comprising push flush WC, corner wash hand basin with mixer tap and tiled splashbacks, 'Triton' wall mounted water heater, tiled floor, wall light point.

OFFICE/STORAGE AREA

7'1" x 5'10" (2.17 x 1.80)

Double glazed window to the rear, power, lighting, matching tiled flooring.

FIRST FLOOR LANDING

Double glazed window to the front (with fitted roller blind), useful double full height storage cupboard with shelving. Doors to all bedrooms and shower room. Loft access point to a partially boarded, lit and insulated loft space via pulldown wooden loft ladders.

BEDROOM ONE

11'9" x 10'10" (3.60 x 3.32)

Double glazed window to the rear (with fitted roller blind) overlooking the rear garden, radiator, range of fitted bedroom furniture including full height wardrobes, matching overhead storage cupboards, drawers and bedside cabinets. Further fitted full height double wardrobe.

BEDROOM TWO

11'3" x 10'1" (3.44 x 3.09)

Double glazed window to the rear overlooking the rear garden (with fitted roller blind), radiator, range of fitted bedroom furniture including full height wardrobes, drawers and matching overhead storage cupboards. A further matching vanity area with drawers and full height double wardrobe is also fitted to the room.

BEDROOM THREE

8'9" x 8'2" (2.69 x 2.49)

Double glazed window to the front (with fitted roller blind), radiator, fitted overstairs storage cupboard, matching fitted overhead storage cupboards to the room.

SHOWER ROOM

7'8" x 5'4" (2.35 x 1.64)

Three piece suite comprising tiled and enclosed shower cubicle with mains shower, glass screen and sliding doors, wash hand basin with mixer tap with useful storage cupboards and drawers beneath, hidden cistern push flush WC. Chrome ladder towel radiator, fully tiled walls and floor, double glazed window to the side (with fitted roller blind), fitted spotlight/extractor fan.

OUTSIDE

To the front of the property there is a lowered kerb entry point to a block paved shaped driveway providing off-street parking, shaped lawn with planted flowerbeds and borders housing a variety of bushes, shrubs and plants, outside tap. Pathway providing access to the front entrance door, further uPVC door into the side hallway/utility area.

TO THE REAR

The rear garden is enclosed by hedgerow and timber fencing to the boundary line. There is an initial paved patio seating area (ideal for entertaining), this then leads onto a generous lawned garden. To the foot of the plot there is a potential vegetable patch and flowerbed. Good sized garden shed, external lighting point.

DIRECTIONAL NOTE

Leave Stapleford and proceed through Trowell into Ilkeston and continue through Ilkeston beyond the main roundabout onto Derby Road heading in the direction of West Hallam. Pass the entrance to Straws Bridge into West Hallam and take an eventual left hand turn onto St Wilfreds Road. Take a right hand turn onto Derbyshire Avenue and the property can be found on the left hand side, identified by our For Sale board.

COUNCIL TAX

Erewash Borough Council Band B.

Material Information

Electricity – Mains supply

Water – Mains supply (metered)

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Very Low Risk

Flood Defences – No

Non-Standard Construction – Not applicable

Any Legal Restrictions – No

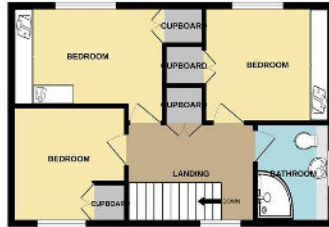
Other Material Issues – No



GROUND FLOOR
843 sq. ft. (78.3 sq.m.) approx.



1ST FLOOR
485 sq. ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1328 sq. ft. (121.5 sq.m.) approx.

While every effort has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, lengths and any other items are approximate and no responsibility is taken for any error or omission in the statement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The plan does not show any other items which are not shown here and no guarantee is given as to the accuracy of the information given.
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Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		81
		65
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
Current	Potential	
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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