Robert Ellis

look no further. . .







Derbyshire Avenue
West Hallam, Derbyshire DE7 6HJ

A THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£240,000 Freehold



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR DERBYSHIRE VILLAGE LOCATION.

With accommodation over two floor, the ground floor comprises entrance hallway, bay fronted living room, spacious dining kitchen, separate utility area and conservatory. The first floor landing then provides access to three bedrooms and a shower room.

The property also benefits from gas central heating, double glazing, off-street parking and an enclosed low maintenance rear garden.

The property is located in this popular and sought after Derbyshire village which offers easy access to nearby Ilkeston which offers a variety of independent retailers and national shopping outlets. The village itself offers a popular school, open countryside access and on the doorstep to good transport and commuter links, including Ilkeston train station.

The property is offered to the market with vacant possession and would make an ideal first time buy or young family home and we highly recommend an internal viewing.





ENTRANCE PORCH
5'10" x 5'2" (1.80 x 1.58)
uPVC front entrance door with uPVC double glazed window to the side of the door, tile effect flooring, further inner panel and glazed door to the hallway.

ENTRANCE HALL
7'1" x 3'3" (2.18 x 1.00)
Radiator, coat pegs, staircase rising to the first floor, panel and glazed door to the living room.

LIVING ROOM
16'10" x 11'11" (5.15 x 3.65)
Double glazed bay window to the front, radiator, media points, coving, Adam-style fire surround with marble style insert and hearth housing a stone effect fire, useful understairs storage closet, internal panel and glazed door to the kitchen.

DINING KITCHEN
15'3" x 9'2" (4.65 x 2.81)
The kitchen area comprise a matching range of fitted base and wall storage cupboards and drawers, with granite style roll top work surfaces incorporating one and a half bowl sink unit with mixer tap and tiled splashbacks, integrated fridge, four ring hob with extractor over and in-built eye level double oven, glass fronted crockery cupboards, pull-out wine racks. Double glazed window to the rear, internal door to utility room, laminate flooring, radiator, ample space for dining table and chairs, uPVC double glazed French doors opening out into the conservatory.

UTILITY ROOM
16'1" x 6'7" (4.92 x 2.02)
Composite door to the front leading onto the driveway, uPVC panel and double glazed door to the rear with double glazed window to the side of the door, ample worktop space with matching base and floor storage cupboards with under-counter plumbing for washing machine, tumble dryer and further kitchen appliances.

CONSERVATORY
14'9" x 6'10" (4.50 x 2.10)
Brick and double glazed construction with double glazed French doors opening out to the rear garden with double glazed windows to either side, Velux roof window, laminate flooring, wall mounted heater.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted blind), storage cupboard with shelving and hanging rail, step-style ladder access into the loft space housing the gas fired combination boiler for central heating and hot water. Doors to bedrooms and shower room.

BEDROOM ONE
14'10" x 8'4" (4.54 x 2.56)
Double glazed window to the front, radiator, telephone point.

BEDROOM TWO
9'1" x 8'4" (2.79 x 2.56)
Double glazed window to the rear with fantastic views over countryside, radiator, fitted double wardrobe with hanging rail and overhead storage cupboards.

BEDROOM THREE
9'3" x 6'8" (2.82 x 2.04)
Double glazed window to the front (with fitted blind), radiator.

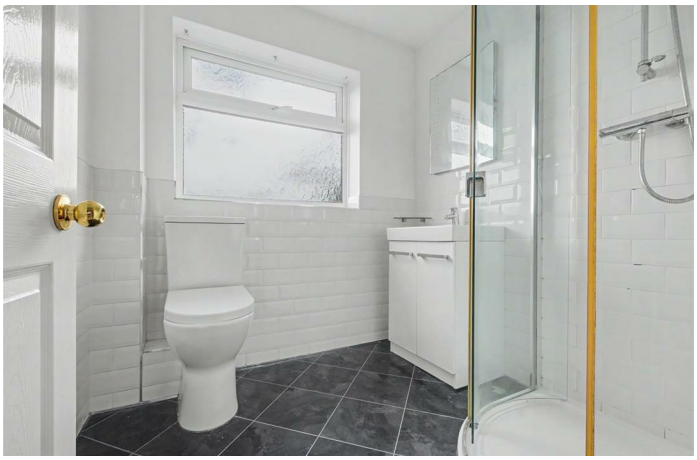
SHOWER ROOM
6'6" x 6'4" (2.00 x 1.95)
Three piece suite comprising tiled and enclosed shower cubicle with glass screen and sliding glass shower door with mains shower, wash hand basin with mixer tap and double storage cabinets beneath, push flush WC. Tiling to the walls, tile effect vinyl flooring, double glazed window to the rear, chrome ladder towel radiator, spotlights, extractor fan.

OUTSIDE
To the front of the property, there is a lowered kerb entry point leading to a contrasting gravel driveway providing off-street parking with planted rockery style garden to the front housing a variety of bushes and shrubbery.

TO THE REAR
The rear garden is enclosed and has been designed for straightforward maintenance being decked and paved with planted flowerbeds and borders housing a variety of bushes and shrubbery. A useful timber storage shed sits in the bottom right corner of the plot. There is a lighting point and water tap.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.





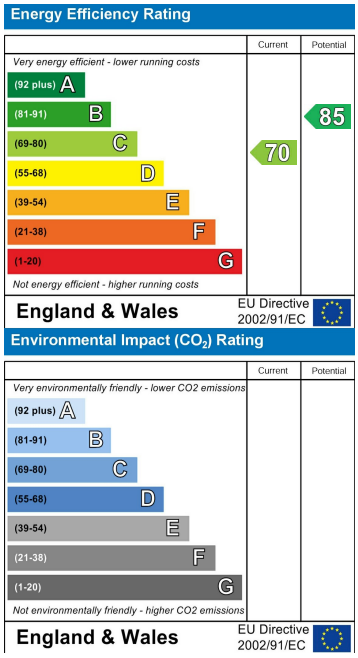












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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