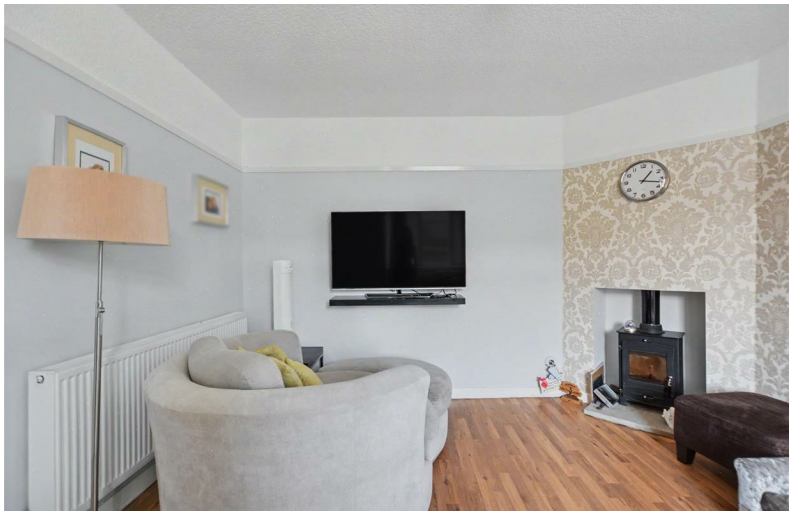
Robert Ellis

look no further...



St. Norbert Drive
Kirk Hallam, Derbyshire DE7 4EG

A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE.

£200,000 Freehold

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ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS FAVOURED AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance porch leading to entrance hallway, living room, dining room and kitchen. The first floor landing provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, as well as a generous side and rear garden space which incorporates an external WC, utility room and workshop with power and lighting.

The property is located in this favoured and established residential are within close proximity of excellent transport links, schooling, amenities and countryside. We believe the property will make an ideal first time buy or young family home.

We highly recommend an internal viewing.

ENTRANCE PORCH
uPVC panel and double glazed front entrance door with double glazed windows to both the front and either side of the door, exposed brickwork, tiled floor and further composite and double glazed inner entrance door to the hallway.

ENTRANCE HALLWAY
Feature panel and double glazed front entrance door, double glazed window to the side (with fitted blinds), useful cloaks cupboard, staircase rising to the first floor with useful understairs storage space, vertical radiator and internal doors to the living room, dining room and kitchen.

LIVING ROOM
14'9" x 12'0" (4.51 x 3.68)
Double glazed window to the front (with fitted blinds), radiator, picture rail, laminate flooring and chimney breast incorporating a multi-fuel burning stove sat on a stone hearth.

SITTING/DINING ROOM
12'2" x 11'10" (3.71 x 3.62)
Sliding double glazed patio doors opening out to the rear garden, laminate flooring, vertical radiator and inset ceiling lights.

KITCHEN
8'9" x 7'6" (2.68 x 2.29)
The kitchen comprises a matching range of Shaker-style fitted base and wall storage cupboards and drawers, with square edge laminate-style work surfacing incorporating porcelain sink unit with central mixer tap, fitted four ring gas hob with curved extractor canopy over, in-built oven and microwave, space for under-counter fridge or freezer, as well as plumbing space for dishwasher. Useful understairs pantry with folding concertina door with shelving and double glazed window to the side, vertical radiator, laminate flooring, spotlights, uPVC panel and double glazed exit door.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted blinds), loft access point to wooden pull-down loft ladder to a half boarded and lit loft space. Useful storage closet, internal doors to all bedrooms and bathroom.

BEDROOM ONE
12'2" x 12'1" (3.73 x 3.69)
Double glazed window to the rear, radiator, fitted double wardrobe with matching overhead storage cabinets.

BEDROOM TWO
12'1" x 9'6" (3.69 x 2.92)
Double glazed window to the front (with fitted blinds), radiator, fitted double wardrobe with matching overhead storage cabinet.

BEDROOM THREE
9'1" x 7'8" (2.79 x 2.34)
Double glazed window to the front (with fitted blinds), radiator, useful storage cupboard.

BATHROOM
7'3" x 5'4" (2.21 x 1.65)
Modern white three piece suite comprising tiled-in spa bath with glass shower screen, central mixer tap and mains shower over, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Tiling to the walls and floor, chrome ladder towel radiator, double glazed window to the rear, spotlights.

OUTSIDE
To the front of the property, there is a lowered kerb entry point to a gated block paved front driveway providing ample off-street parking for several vehicles screened by hedgerow to the boundary line. Access to the front entrance porch and pedestrian access down the left hand side of the property into the side and rear gardens.

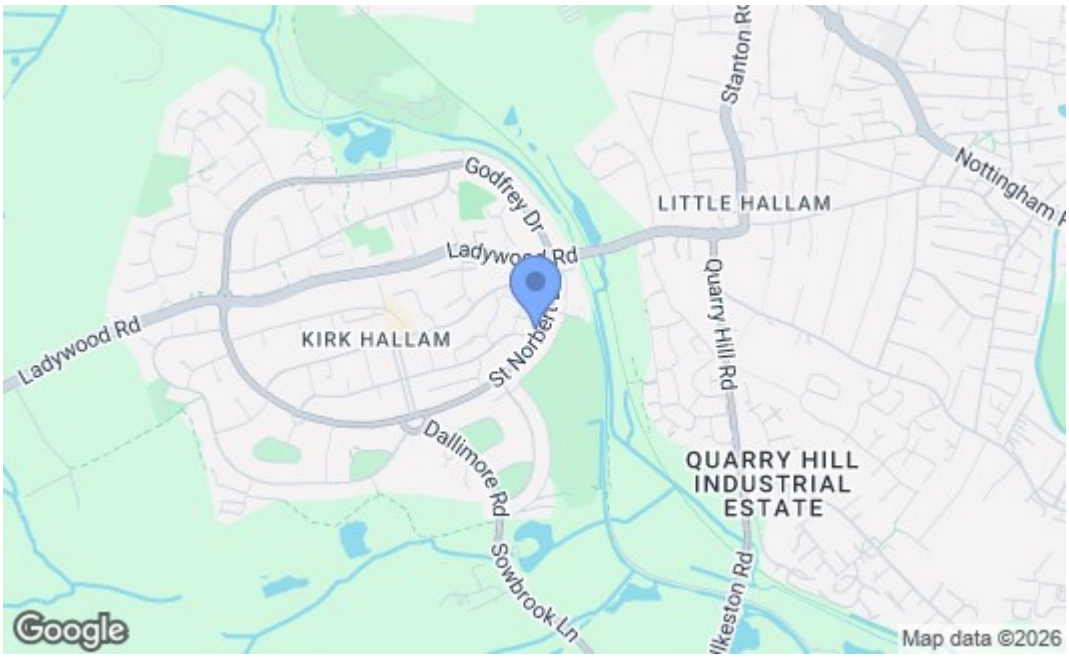
TO THE SIDE & REAR
The side garden offers a paved patio providing access to the outside WC, utility and workshop. Open access then leads to the main and rear part of the garden. The rear garden is triangular in shape and enclosed by timber fencing with concrete posts and gravel boards to the boundary line, paved patio seating area leading onto a high quality artificial lawn and top tier plum slate bed incorporating an ornamental pond, planted flowerbeds and borders housing a wide variety of bushes and shrubbery. Within the garden, there is an outside water tap and sensor light.

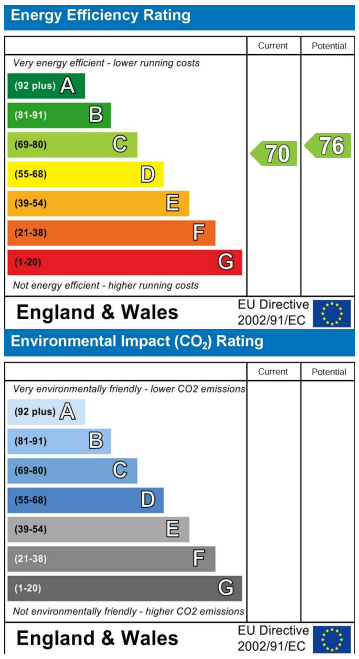
EXTERNAL WORKSHOP
Brick built with uPVC door incorporating power and lighting, an ideal storage or workshop space.

UTILITY ROOM
Brick building with uPVC door, plumbing for washing machine and space for stacked tumble dryer. power and lighting.

OUTSIDE WC
Incorporating a white low flush WC, uPVC entrance door.

DIRECTIONS
Upon entering Kirk Hallam via New Stanton and Twelve Houses, continue past the entrance to the local school and take a right hand turn onto St Norbert Drive. Follow the bend in the road all the way round and the property can be found on the left hand side, identified by our For Sale board.





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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