Robert Ellis

look no further. . .







Station Road
West Hallam, Derbyshire DE7 6GX

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

£250,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS EXTENDED THREE BEDROOM, TWO BATHROOM, TWO RECEPTION ROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND SOUGHT AFTER DERBYSHIRE VILLAGE LOCATION.

With benefits such as gas central heating from a combination boiler, double glazing, off-street parking, as well as a generous rear garden.

The accommodation is split over two floors, the ground floor comprising entrance hallway, bay fronted living room, separate dining room, kitchen, rear hallway, ground floor bathroom and storage space. The first floor landing then provides access to three bedrooms and a shower room.

The property is located in this popular and desirable Derbyshire village location which offers easy access to village amenities, as well as ample outdoor countryside space, transport links and nearby shops, services and amenities in Ilkeston and Derby.

We believe the property will make an ideal first time buy or young family home and we highly recommend an internal viewing.





ENTRANCE HALL
11'5" x 3'1" (3.50 x 0.96)
Composite and double glazed front entrance door, Georgian-style double glazed window to the left hand side, phone point, radiator, turning staircase rising to the first floor with decorative wood spindle balustrade and feature double glazed porthole window to the half landing, useful understairs storage cupboard.

LIVING ROOM
15'5" x 12'0" (4.71 x 3.66)
Georgian-style double glazed bay window to the front, radiator, coving, decorative ceiling rose, central chimney breast incorporating an Adam-style fire surround. Door to kitchen.

KITCHEN
12'0" x 7'3" (3.66 x 2.21)
The kitchen comprises 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 draining board and central swan-neck mixer tap. Fitted four ring induction hob with extractor over, in-built microwave and electric oven, space and plumbing for under-counter washing machine, feature block window, LED spotlights, plinth heater, wine rack, panel and glazed doors to the dining room and living room. Opening through to the rear lobby.

DINING ROOM
12'11" x 10'11" (3.95 x 3.33)
Double glazed window to the rear overlooking the rear garden, radiator, coving, decorative ceiling rose.

REAR HALLWAY
9'10" x 4'3" (3.00 x 1.32)
uPVC double glazed French doors opening out to the rear garden and patio, LED spotlights, radiator. Doors to the ground floor bathroom and storage room.

STORE ROOM
12'5" x 3'5" (3.79 x 1.05)
Power, lighting (LED spotlights), double glazed window to the rear, an ideal space for a further kitchen appliance.

GROUND FLOOR BATHROOM
8'11" x 8'1" (2.74 x 2.48)
Relatively modern white four piece suite comprising sunken bath with mixer tap, separate shower cubicle with dual attachment mains shower, glass screen and sliding glass shower door, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Useful bathroom storage cabinets and drawers, fitted bathroom mirror, two double glazed Velux roof windows, chrome ladder towel radiator, decorative wall boarding, panelled ceiling, extractor fan.

FIRST FLOOR LANDING
Feature double glazed porthole window to the half landing, useful storage cupboard. Doors to all bedrooms and bathroom.

BEDROOM ONE
12'11" x 11'0" (3.96 x 3.37)
Double glazed window to the rear overlooking the rear garden, radiator, coving.

BEDROOM TWO
11'11" x 10'2" (3.64 x 3.12)
Georgian-style double glazed window to the front, radiator, coving.

BEDROOM THREE
9'5" x 7'4" (2.89 x 2.24)
Georgian-style double glazed window to the rear, radiator, laminate-effect flooring, boiler cupboard housing the gas fired combination boiler (for central heating and hot water), part coving to the ceiling. Loft access via a wooden pull-down ladder.

SHOWER ROOM
11'3" x 5'0" (3.45 x 1.53)
Modern white three piece suite comprising shower cubicle with decorative boarding, electric shower, glass shower screen and sliding doors, hidden cistern push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Double glazed window to the rear, panelling to the ceiling, decorative wall boarding, electric towel radiator.

OUTSIDE
To the front of the property, there is a lowered kerb entry point leading to "L" shaped block paved driveway providing off-street parking to the front of the property. There are raised timber flowerbed sleepers incorporating slate chippings. Pedestrian access then leads down the left hand side of the property into the rear garden.

TO THE REAR
The rear garden is a good overall size being split into various sections with an initial raised patio seating area (ideal for entertaining) with stepped and sloping pathway providing access to the middle and rear parts of the garden. The central part of the garden is lawned with a vast array of planted beds and rockery-style borders housing a wide variety of specimen bushes, shrubs, trees and plants. To the foot of the plot, there is a base (ideal for a shed or greenhouse). Within the garden, there is an external shed (ideal for storage), outside lighting point and water tap.

DIRECTIONS
Upon entering West Hallam via Ilkeston passing Straw's Bridge, take an eventual left hand turn onto Station Road. The property can be found on the left hand side, identified by our For Sale board.



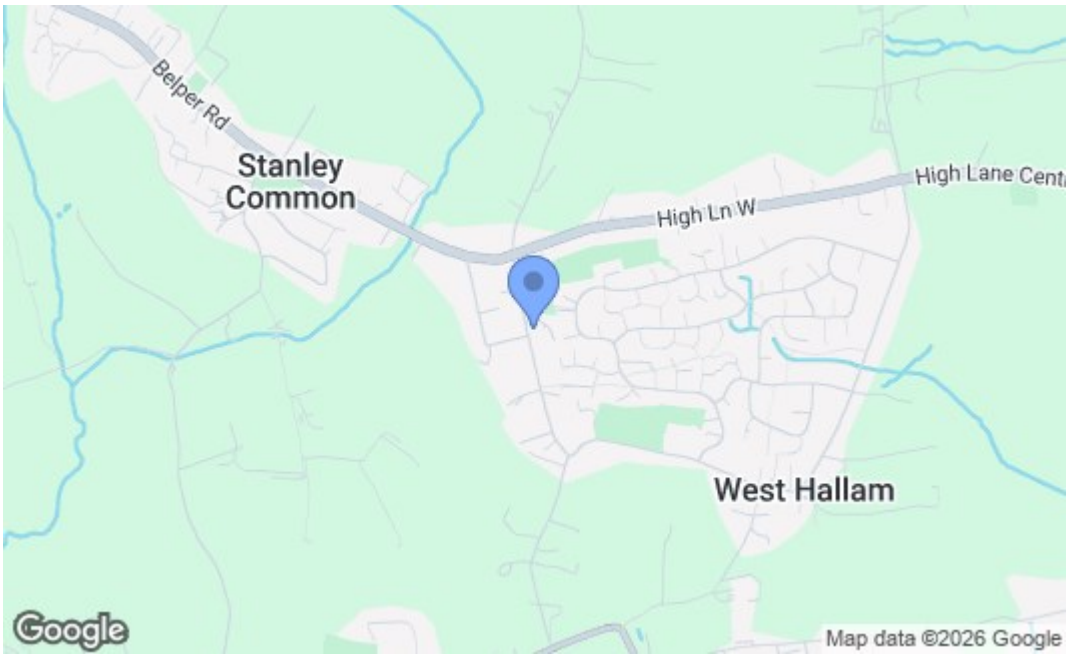


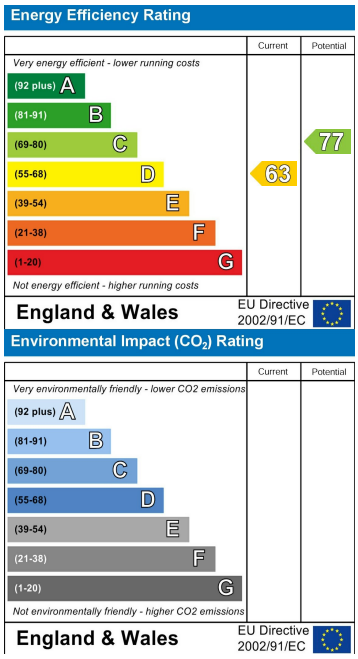












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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