



Derbyshire Avenue
West Hallam Ilkeston

burchell
edwards

Derbyshire Avenue West Hallam Ilkeston DE7 6HJ

for sale
£300,000



Property Description

CHAIN FREE !! DETACHED FAMILY HOME !! THREE BEDROOMS !! PRIVATE DRIVEWAY PARKING WITH GARAGE !! We at Burchell Edwards are delighted to offer tom the market with no onward chain this detached home that is ready for a new family to love.

This charming home is located in the heart of West Hallam and offer fantastic spacious living and is located close to the town centre all major supermarkets transport and road links making this the perfect purchase.

The home comprises of formal lounge, dining room and a well equipped kitchen to the ground floor, With the three good size bedrooms, the family bathroom and separate shower room on the first floor.

To rear of the home is the private garden and there is plenty of driveway parking to the front as well as access to the garage.

We feel with what this home has to offer and the fantastic location really makes this a must see so please call Burchell Edwards today to book your viewing.

Please note that the AML Fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To The Front

Dropped kerb frontage with a private driveway to the side of the property, providing off-road parking for multiple vehicles and leading to a detached garage with an up-and-over door. The front garden is mainly laid to lawn and complemented by attractive mature borders, with a composite entrance door opening into the hallway.

Hallway

Carpeted hallway with radiator with staircase rising to the first floor and doorway into the living room.

Living Room

Having a front-aspect double-glazed bay window and a side-aspect double-glazed window, allowing plenty of natural light to fill the room. Features include attractive wood-effect flooring, fitted wall lighting, radiator and a feature fireplace, creating a warm and inviting space.

Dining Room

Having impressive floor-to-ceiling double-glazed windows overlooking the rear garden, providing an abundance of natural light and attractive garden views, with fitted with carpet flooring and a radiator.

Kitchen

Fitted with shaker-style wall and base units, complemented by tiled splashbacks and tiled flooring. The kitchen incorporates a stainless-steel sink and drainer, an integrated eye-level oven and microwave and a gas hob with an overhead extractor. A privacy-glazed internal window provides a connection to the dining area while maintaining separation. Further benefits include a rear-aspect double-glazed window and a rear door providing access to the garden.

Landing

Carpeted stairs rise to the first-floor landing, featuring a side-aspect double-glazed window that allows plenty of natural light to flood the space.

Bedroom One

Having a double-glazed front aspect window with built in wardrobes, a fitted radiator and laminate flooring.

Bedroom Two

Having a double-glazed rear aspect window with a fitted radiator and laminate flooring.

Bedroom Three

Having a double-glazed front aspect window with a fitted radiator and laminate flooring.

Shower Room

Having a side-aspect double-glazed window providing natural light. The suite comprises a corner shower enclosure, a corner low-level WC and a handwash basin, complemented by tiled splashbacks and flooring. Creating a practical and well-presented space.

Bathroom

Having a rear-aspect double-glazed window and a fitted radiator. This fully tiled bathroom is fitted with a white three-piece suite comprising a panelled bath, a low-level WC and a handwash basin, creating a bright and practical family bathroom.

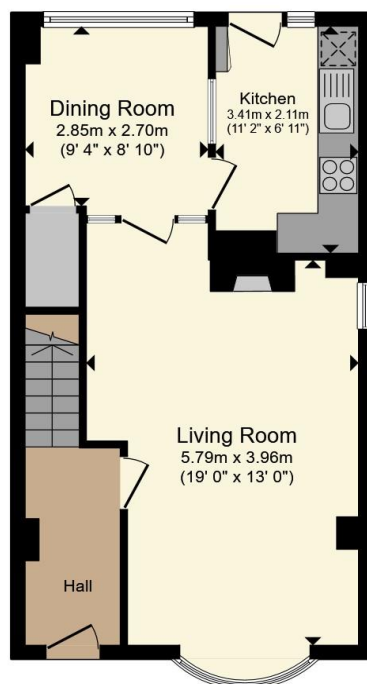
To The Rear

Entering the rear garden from the kitchen door, you are welcomed onto an elevated walled patio area, providing an ideal space for outdoor seating and entertaining, while also offering direct access to the driveway and detached garage. Steps descend to the generous rear garden, which is mainly laid to lawn and enhanced by mature borders and established trees. Stepping stones lead through the garden to a useful garden shed, creating an attractive and well-maintained outdoor space.

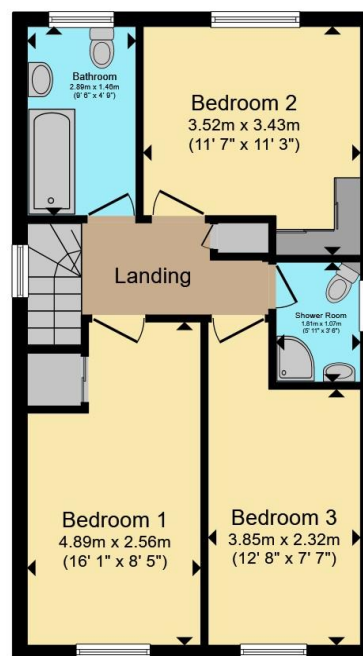




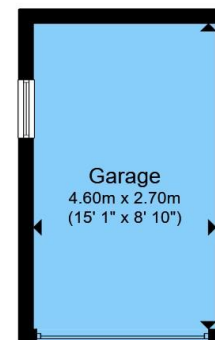




Ground Floor



First Floor



Garage

Total floor area 104.5 m² (1,125 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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21 Bath Street
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EPC Rating: E Council Tax
Band: C

Tenure: Freehold

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