

34 Kensington Gardens, Ilkeston, Derbyshire DE7 5NZ



£265,000

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Margi Willis Estates are delighted to offer to the market this extremely well presented detached home situated in this popular location close the Kensington Primary school. The accommodation comprises: Entrance hallway, lounge, dining room, kitchen, conservatory to the ground floor and to the first floor there are three bedrooms and bathroom. Outside there are gardens to the front and the rear, driveway and garage. Internal viewing is essential!

Entrance Porch

With double glazed window and door to the front elevation.

Entrance Hallway

With double glazed sliding door to the front elevation, under the stairs storage cupboard, radiator, stairs leading up to the first floor landing.

Lounge

12'9" x 11'6" (3.89m x 3.51m)

With double glazed window to the front elevation, radiator, feature fire surround incorporating remote controlled electric fire, archway to the dining room.

Dining Room

11'9" x 8'8" (3.58m x 2.64m)

With radiator, double glazed french doors leading to the rear patio area.

Kitchen

With a range of wall, base and drawer units incorporating working surfaces over, one and a half bowl sink unit with mixer tap over and tiled splash backs, integrated electric oven, halogen hob with extractor hood over, pantry, radiator, double glazed window to the rear elevation, side entrance door leading to the conservatory.

Conservatory

With light and power, access to the garage, electric heater, double glazed windows and double doors to the rear elevation.

Landing

With access to the loft, double glazed window to the side elevation.

Bedroom One

13'4" x 8'7" (plus wardrobe) (4.06m x 2.62m (plus wardrobe))

With fitted wardrobes, dressing table and bedside cabinets, radiator, double glazed window to the front elevation.

Bedroom Two

11'7" x 10'7" (3.53m x 3.23m)

With fitted wardrobe incorporating cupboard above, radiator, double glazed window to the rear elevation.

Bedroom Three

9'8" x 7'3" (2.95m x 2.21m)

With fitted wardrobes, radiator and double glazed window to the front elevation.

Family Bathroom

Comprising a two piece suite of vanity wash hand basin, p.shaped bath with glazed shower screen to the side and electric shower above, tiling to the walls and floor.

Separate W.C

with double glazed window to the side elevation.

Outside (Front)

To the front of the property there is a driveway and garden and attached garage which measures: 18'7" x 7'8" with light and power and electric up and over door.

Outside (Rear)

A beautifully presented garden with seating areas on different levels with paved patio area, steps leading down to the lower level with a lawned garden with shrubs and trees and a summer house, archway leads to the Japanese style garden which is mainly pebbled with pond.



Anti Money Laundering Regulations

All intending purchasers of a property being marketed by Margi Willis Estates will be required to provide copies of their personal identification documentation to comply with the current money laundering regulations. We ask for your prompt and full co-operation to ensure there is no delay in agreeing the sale of a property.

Conveyancing

We can provide you with a conveyancing quotation for your sale and/or purchase upon request. MWE is partnered with Move With Us Ltd. conveyancing, a referral fee is paid upon completion only, which is one hundred and eighty one pounds (this includes completion fees and Incentives)

Disclaimer

Please note: These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plans are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or perusal of the title to the property or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make, warrant or give, neither do Margi Willis Estate Agents and any persons in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property

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Mortgage Advice

Independent Mortgage Advice is available through our Mortgage Advisor. Please contact us for further information. PLEASE NOTE: Your home may be at risk of repossession if you do not keep up repayments on your mortgage.

Our View

This property will suit many potential buyers; first time buyers, families and investors, due to its condition, location and the plentiful parking. West Hallam is a Conservation Village which is surrounded by beautiful Derbyshire countryside whilst also benefiting from excellent road and transport links to Derby & Nottingham. The Village boasts a wealth of housing stock to suit all budgets and requirements, the local amenities include shops & beauty salons, and - of course - us, Margi Willis Estates, the villages' own independent Estate Agency, serving the housing needs of the local community. West Hallam is also in catchment for the highly regarded local primary and secondary schools, which further enhances the overall appeal of the village. So, for nature lovers, families, investors, commuters and everyone else in between, West Hallam is the ideal location.

Viewing This Property

Viewing this property is strictly by appointment only through Margi Willis Estates. Contact us: 0115 9305555 sales@margiwillis.co.uk You can also contact us on Facebook and Twitter.





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			
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	

