



**25 Pavilion Court, Ilkeston
Derbyshire DE7 6JY**

Offers over £500,000

Margi Willis Estates are delighted to offer to the market this beautifully appointed 5 bedroom modern detached house, situated in the ever popular residential location of West Hallam Village. The accommodation comprises of entrance hall, a spectacular kitchen diner living space, lounge, dining room, study, utility, five bedrooms, en-suite to the master, family bathroom, gardens to side and rear, and driveway leading to separate double garage.



Entrance Hallway

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

Guest wc

Comprising a two piece suite of: low level w.c, pedestal wash hand basin and radiator.

Study

With radiator and double glazed window to the front elevation.

Family Room

10'29 11'48 (3.05m 3.35m)
With radiator and double glazed window to the front elevation.

Kitchen Diner

14'59 17'39 (4.27m 5.18m)
A superb open Kitchen and family room with high gloss modern units, larder unit and central island with breakfast bar above and storage cupboards beneath, incorporating inset ceramic induction hob with a floating extractor hood over, wall mounted double oven and grill, wall mounted modern style radiator, housing for an American style fridge-freezer, spotlighting to the ceiling, Kardean flooring, wall mounted gas boiler fitted 2022 double glazed bi-fold doors with integral blinds leading to the rear patio area, hardwood glazed doors leading to the lounge.

Utility

6'05 4'83 (1.96m 1.22m)
With matching high gloss units, plumbing for automatic washing machine and tumble drier, double glazed side entrance door.

Lounge

14'02 14'30 (4.32m 4.27m)
With Kardean flooring, radiator, feature double glazed picture window with integral blinds to the rear elevation.

Master Bedroom

11'5" 10'5" (3.48 3.18)
With double glazed window to the front elevation, radiator, t.v and telephone point.

En- Suite

Comprising a three piece suite of: Low level w.c, pedestal wash hand basin, double walk-in shower cubicle with mains fed shower attachment, tiling to the walls and floor, chrome towel rail, double glazed window to the front elevation.

Bedroom Two

12'0" 10'9" (3.66 3.30)
With double glazed window to the rear elevation, radiator.

Bedroom Three

10'2" 8'5" (3.10 2.57)
With double glazed window to the front elevation, radiator.

Bedroom Four

10'0" 6'11" (3.05 2.13)
With double glazed window to the front elevation, radiator.

Bedroom Five

8'11" 8'2" (2.74 2.49)
With double glazed window to the rear elevation, radiator.

Family Bathroom

Comprising of a four piece suite of: Low level wc, pedestal wash hand basin, paneled bath, tiled shower cubicle with mains fed shower above, airing cupboard with thermal storage system , radiator, double glazed window to the side elevation.

Outside (Front)

At the front of the property there is a good sized driveway providing ample car standing space for several vehicles, a detached double garage (19'7" x 15'7") with light and power and twin rolled shutter doors.

Side of the property

Good sized space which could be used for multiple uses currently used as a children's play area which is laid to lawn.

Rear of the property

A good sized private lawned garden with Porcelain slabs and lawned garden. Landscaped 2022.

Viewing This Property

Mortgage Advice

Independant Mortgage Advice is available through our Independant 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.

Conveyancing For Selling & Purchasing

We can provide you with a conveyancing quotation for your sale and/or purchase upon request.

Anti Money Laundering

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.

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

