

## 10 Cloves Hill, Morley, Ilkeston, DE7 6DH



**O.I.R.O £450,000**



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Are you looking for a project or a home to make your own then this one is for you! Margi Willis Estates are delighted to offer to the sales market this spacious extended semi detached family home nestled on a large plot overall and situated in one of the most sought after locations on the edge of Derby in this beautiful semi rural area. Offered with no upward chain the accommodation briefly comprises: Entrance hallway front sitting room-bedroom with ensuite shower room off, lounge, dining room and kitchen to the ground floor and to the first floor landing there are four bedrooms and bathroom. Outside there is a garden and driveway to the front elevation whilst to the rear there is a lovely large mature garden. View early to avoid disappointment!

### Entrance Hallway

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

### Front Sitting Room-Bedroom

10'7" x 5'4" (3.23m x 1.63m)

With double glazed window to the front elevation, electric storage heater.

### En-Suite Shower Room

10'7" x 5'4" (3.23m x 1.63m)

Comprising a three piece suite of: low level w.c, wash basin set into vanity unit with cupboard beneath, shower enclosure with electric shower over, radiator, double glazed window to the rear elevation, storage cupboard plumbing for automatic washing machine.

### Lounge

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

With double glazed window to the front elevation, radiator, gas boiler.

### Dining Room

With stone fireplace-open working fire, radiator, single glazed window to the rear elevation.

### Kitchen

8'8" x 6'9" (2.64m x 2.06m)

Comprising a range of wall, base and drawer units incorporating working surfaces over, single drainer sink unit with mixer tap over and tiled splash backs, radiator, double glazed window to the rear elevation, entrance door leading to the rear garden.

### landing

With access to the loft via the drop down ladder the loft is partly boarded with velux window to the rear and single glazed window.

### Bedroom One

16' 10" x 11'3" (4.88m x 3.43m)

With double glazed window to the front elevation, radiator.

### Bedroom Two

11'9" x 11'8" (3.58m x 3.56m)

With double glazed window to the front elevation, radiator.

### Bedroom Three

10'6" plus recess x 11'9" (3.20m plus recess x 3.58m)

With single glazed window to the rear elevation, radiator.

### Bedroom Four

6'9" x 5'6" (2.06m x 1.68m)

With double glazed window to the front elevation, radiator.





## Family Bathroom

8'8" x 5'6" (2.64m x 1.68m)

Comprsing a four piece suite of low level w.c, pedestal wash hand basin paneled bath with electric shower over, airing cupboard housing tank, radiator, single glazed window to the rear elevation.

## Outside

The attraction to this property is not only that it is set in this well sought after location with countryside views to the front and rear but the overall size of the plot, there is a garden and driveway to the front and to the rear there is a large beautiful garden laid mainly to lawn with mature trees and shrubs, the owner also purchased an additional plot of garden land to the bottom of the garden.

## 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

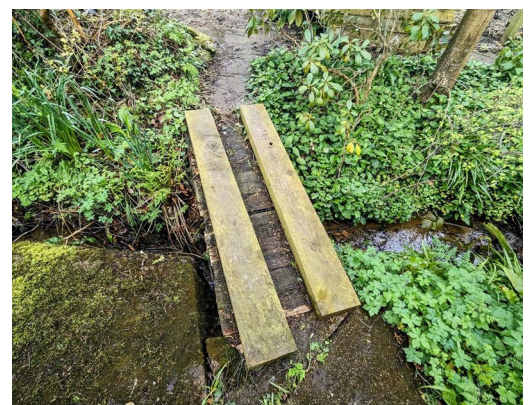
Please note: These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to 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

## 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.

## 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.









### Ground Floor

Approx. 57.3 sq. metres (617.2 sq. feet)

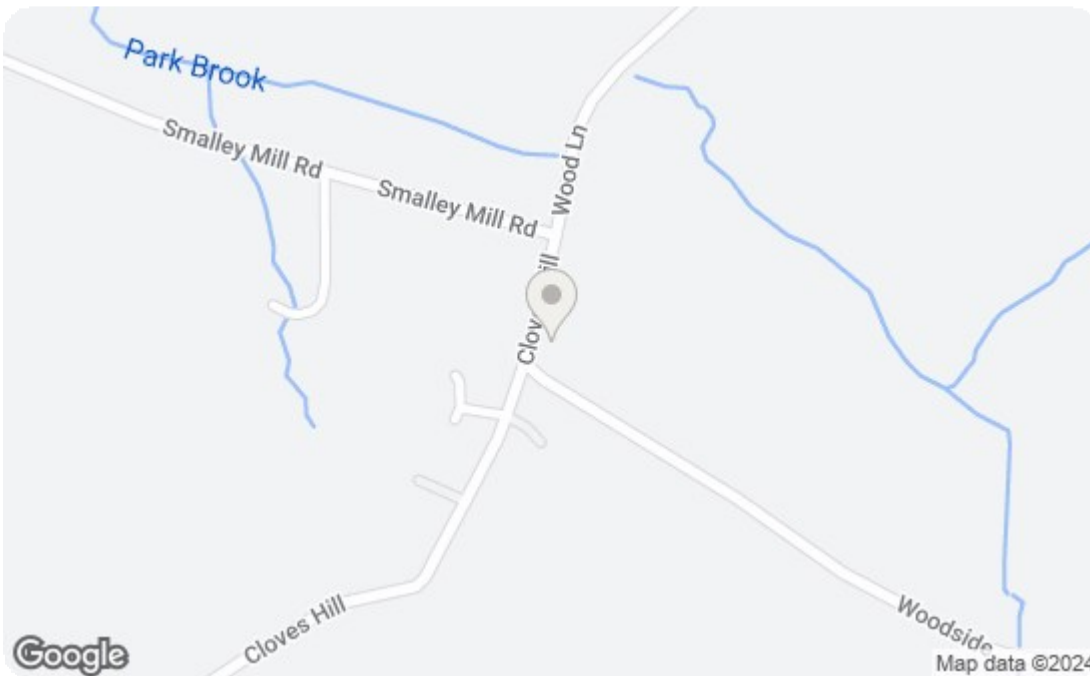


### First Floor

Approx. 58.2 sq. metres (626.8 sq. feet)



Total area: approx. 115.6 sq. metres (1244.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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