



**46 Peveril Crescent, Ilkeston
Derbyshire DE7 6ND**

£235,000

Margi Willis Estates are delighted to offer to the market this extremely well presented modern style detached home. The property is situated in the ever popular village of West Hallam. The accommodation comprises: Lounge, dining kitchen, dining room to the ground floor and to the first floor there are two bedrooms and family bathroom. Outside there are gardens to the front and rear, driveway and garage. Internal viewing is essential.



Lounge

13'8" x 13'5" (4.17m x 4.09m)

With radiator, wooden floor covering, double doors leading to the dining room, stairs leading up to the first floor landing, double glazed patio door leading to the dining room. Double glazed window to the side elevation.

Dining Room

12'5" x 11'7" (3.78m x 3.53m)

With radiator, double glazed window to the side elevation, double glazed patio door to the rear elevation. Access to the loft.

Kitchen

13'3" x 9'6" (4.04m x 2.90m)

Comprising a range of shaker style wall, base and drawer units incorporating roll edged working surfaces over, wine rack, fitted gas hob with electric oven beneath and extractor hood above, single drainer sink unit with mixer tap over and tiled splash backs, plumbing for automatic washing machine, wall mounted combination boiler, leaded double glazed window to the front elevation, cushion floor covering. Double glazed entrance door and window to the side elevation and driveway.

Landing

With leaded double glazed window to the side elevation.

Bedroom One

13'4" x 9'9" (4.06m x 2.97m)

With two double glazed windows to the rear elevation, radiator, storage cupboard, laminate floor covering.

Bedroom Two

9'6" x 7'2" (2.90m x 2.18m)

With leaded double glazed window to the front elevation, radiator, access to the loft, laminate floor covering. Built in storage cupboard.

Bathroom

Comprising a three piece suite of: low level w.c, pedestal wash hand basin, panelled bath with mains fed drench shower over and glazed bi-fold screen to the side, chrome towel rail, double glazed window to the front elevation.

To the front of the property there is a garden and a driveway that leads to the detached brick built garage, at the rear there is an enclosed garden which is lawned, decked and paved.

About West Hallam

West Hallam is a popular, picturesque village in Derbyshire which boasts a host of amenities including: Tesco express, two doctors surgeries, a variety of take-aways, village public house, estate agent, beauty salon and hairdresser. The village is extremely popular with all demographics. The local Primary and Secondary schools are well regarded and The Village holds many community events, the most popular and well known is the well dressings which are held in the heart of the village in the month of July. It is an ideal commuter base for Derby, Nottingham, the M.1 Motorway and the A38. Shipley Country Park is close by and is very popular with walkers, ramblers and horse riders.

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)

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.

