

## The Smithy, 39 The Village, West Hallam, Ilkeston, Derbyshire, DE7 6GR



**£590,000**

## 39 The Village, Ilkeston, Derbyshire DE7 6GR

Margi Willis Estates are delighted to offer to the sale market this character cottage situated in the ever popular village of West Hallam with its wealth of amenities. The property was built in the 1800's and was renovated in the 1980's. The accommodation comprises: Rear and front entrance porch, lounge with wood burning stove, dining room, open plan dining kitchen and utility with w.c to the ground floor and to the first floor there are four bedrooms, en-suite to the master and a family bathroom. Outside the property is in a good sized plot overall with ample car parking, double garage and a delightful low maintenance garden with summer house at the rear. Internal viewing is essential to appreciate this beautiful property on offer.

### Introduction

Dating from the mid 19th century, the property was originally the village smithy whose main function was the provision and maintenance of tools for the mining community. It was converted to a dwelling in 1980 and has been sympathetically improved by the current owners over the past 35 years.

### Rear Entrance Porch

With double glazed external door, window to the side elevation, internal door leading to the dining kitchen.

### Lounge

21'4" x 15'6" (6.50m x 4.72m)

With fireplace incorporating log burning stove, beams to the ceiling, two wall light points, double glazed windows to the front and side elevations, two radiators, door leading to the front porch with two double glazed windows to the side elevation, double glazed french doors.

### Dining Room

16'4" x 15' (4.98m x 4.57m)

With beams to the ceiling, fitted plate rack, four wall light points, double glazed window to the front elevation.

### Dining Kitchen

#### Kitchen Area

15'7" x 11'5" (4.75m x 3.48m)

With a range of wall, base and drawer units incorporating granite working surfaces over, pantry, inset belfast sink with quooker hot and cold tap, five ring gas hob wall mounted oven and warming drawer and integrated microwave, dishwasher and wine fridge, spotlighting to the ceiling, double glazed window to the side and the rear elevations, tiling to the floor with under the floor heating, open plan to the dining area.

#### Dining Area

15'3" x 8'5" (4.65m x 2.57m)

With radiator, tiling to the floor with under the floor heating, double glazed bi-fold door leading to the rear garden, stairs leading up to the first floor landing.

#### Utility-W.C

11' x 5'7" (3.35m x 1.70m)

With low level w.c, vanity wash hand basin with cupboards beneath, plumbing for automatic washing machine, vent for tumble drier, double glazed window to the rear elevation, tiling to the floor with under the floor heating.

#### First Floor Landing

With access to four bedrooms and family bathroom.

#### Bedroom One

15'6" x 10'7" (4.72m x 3.23m)

With Double glazed window to the front elevation, radiator.

#### En-Suite Bathroom

Comprising a four piece suite of: low level w.c, vanity wash hand basin with cupboards beneath spa bath shower enclosure with mains fed shower above, chrome towel rail/radiator, double glazed window to the rear elevation, tiling to the floor with under floor heating.

#### Bedroom Two

15'6" x 11'7" (4.72m x 3.53m)

With double glazed window to the front elevation, radiator, fitted wardrobe with lighting.



### Bedroom Three

12' x 10'3" (3.66m x 3.12m)

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

### Bedroom Four

With double glazed windows to the side and rear elevations, radiator.

### Family Bathroom

Comprising a four piece suite of: low level, w.c, pedestal wash hand basin, paneled bath, shower enclosure with mains fed shower over, linen cupboard housing combination gas boiler, chrome towel rail/radiator, double glazed window to the rear elevation, tiling the floor with under floor heating.

### Outside

The property is on a good sized plot overall with a good sized driveway providing ample off the road car standing. double timber gates open out to further parking, electric car charging point and double detached garage which measures: 26'8" x 16'4" with light and power and remote roller door. At the rear there is a delightful enclosed garden which is low maintenance with paved and pebbled areas having summer house and bin store, glazed veranda.

### 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, families who wish 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)

### 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

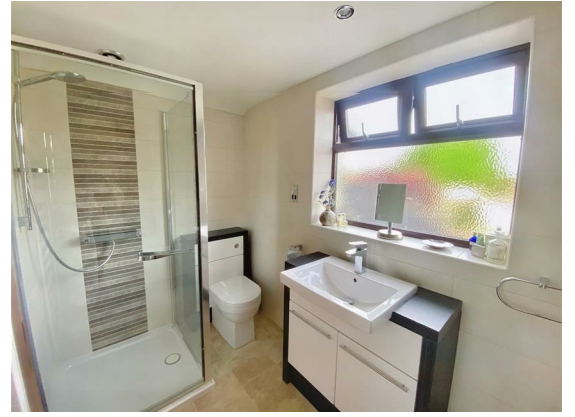
Independent Mortgage Advice is available through our Mortgage Advisor. Please contact us for further information. PLEASE NOTE: Your home may be at risk of repossession if you do not keep up repayments on your mortgage.

### 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.







Approx Gross Internal Area  
167 sq m / 1802 sq ft

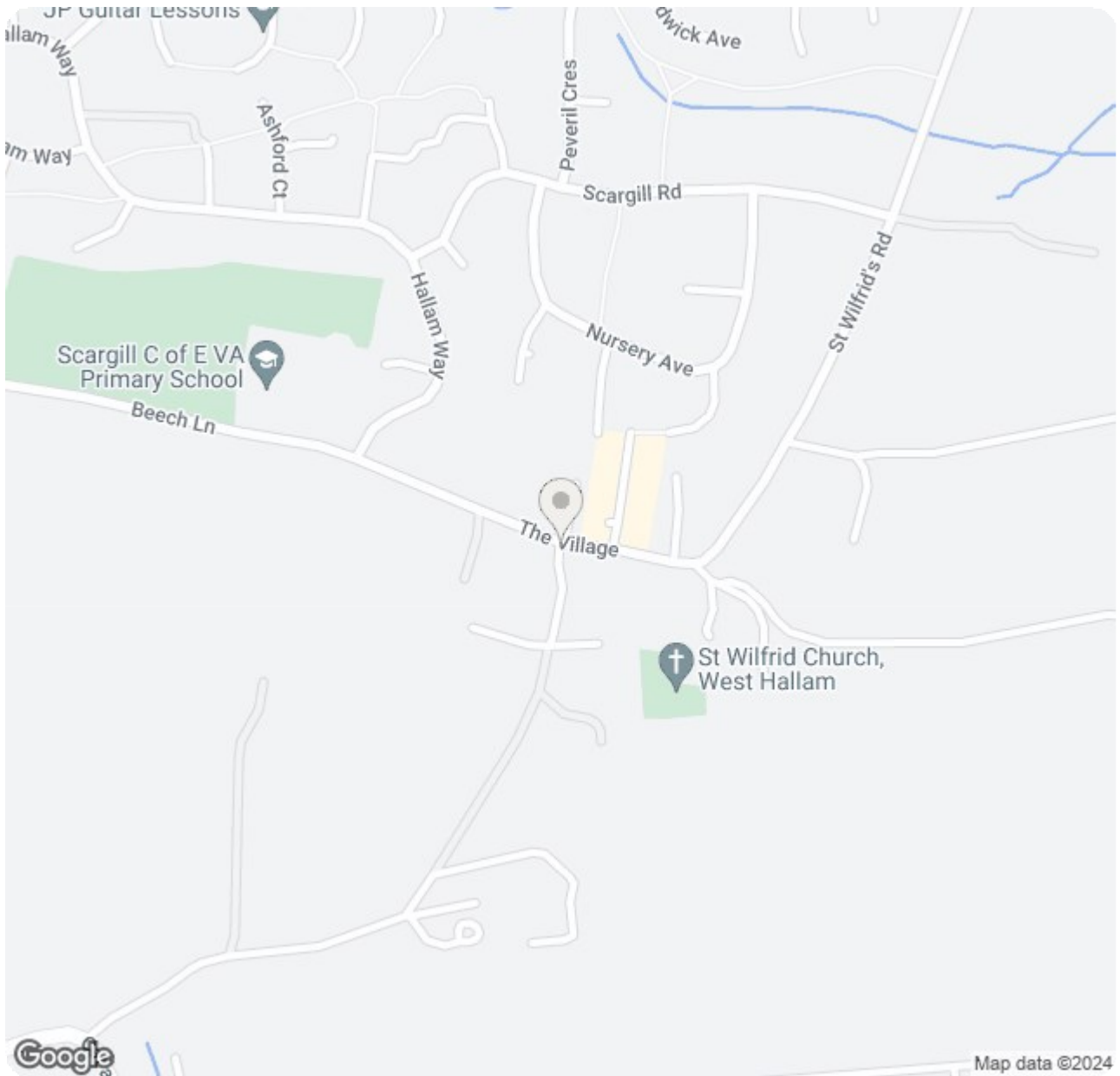


Ground Floor  
Approx 94 sq m / 1008 sq ft

First Floor  
Approx 74 sq m / 794 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

