



Windermere Avenue
Kirk Hallam, Derbyshire DE7 4FB

A THREE BEDROOM SEMI DETACHED
HOUSE.

Offers Over £210,000 Freehold

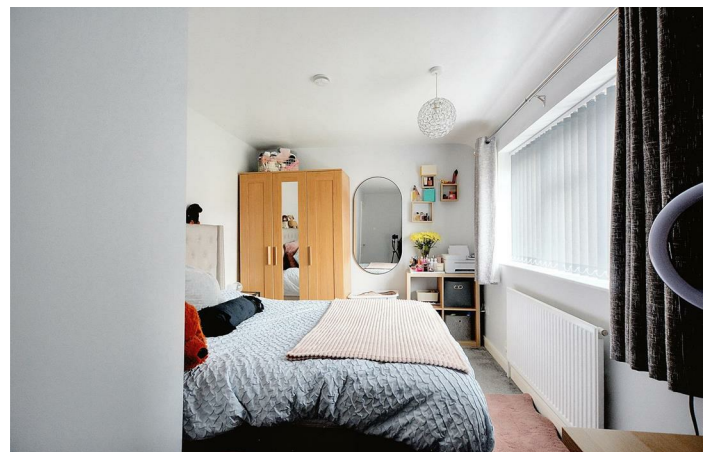
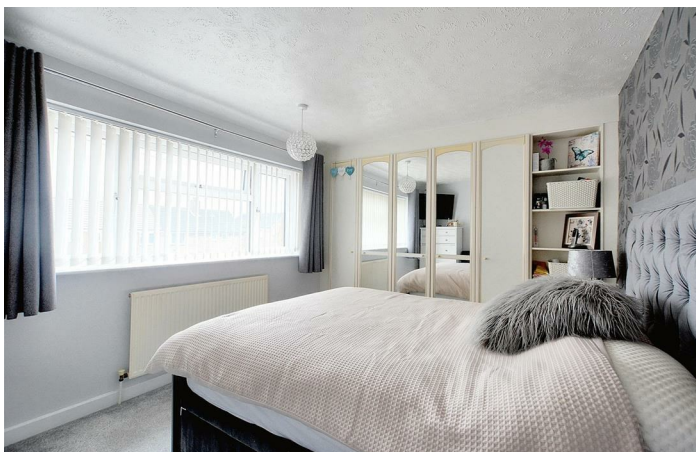


A family sized three bedroom semi detached house offered for sale in a ready to move into condition.

Features of this property include gas fired central heating served from a combination boiler (installed approximately 2 years ago), double glazing throughout and has a great "L" shaped family dining kitchen with modern units and built-in oven, hob and extractor. The first floor family bathroom also has a modern, contemporary feel.

Situated in this popular residential suburb, the property is set back from the road with driveway and forecourt providing parking for at least three vehicles. The rear gardens are of generous size with a contemporary porcelain tiled patio, terraced area and expansive lawns.

Conveniently situated within walking distance of local schools, there is a regular bus service and open countryside is on the doorstep, yet it is conveniently placed close to the busy market town of Ilkeston. This property is ideal for second time buyers looking for more family space, as well as first time buyers wanting room to expand. Internal viewing is recommended.



ENTRANCE HALL

Double glazed entrance door, radiator, stairs to the first floor. Doors to living room and dining kitchen.

LIVING ROOM

18'10" reducing to 12'0" x 13'10" reducing to 8'0" (5.76 reducing to 3.66 x 4.23 reducing to 2.45)

Flame effect gas fire with Regency style surround, two radiators, double glazed windows to the front and rear.

DINING KITCHEN

12'2" reducing to 9'2" x 6'3" increasing to 14'11" (3.71 reducing to 2.81 x 1.91 increasing to 4.56)

An "L" shaped room with a comprehensive range of fitted wall, base and drawer units with work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Plumbing and space for washing machine and dishwasher. Cupboard housing 'Worcester' combination boiler (installed approximately 2 years ago) for central heating and hot water. Breakfast bar, double glazed windows to the rear. Doors leading to the rear garden.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

11'10" to wardrobes x 9'8" (3.62 to wardrobes x 2.97)

Fitted wardrobes to one wall, radiator, double glazed window to the front.

BEDROOM TWO

13'10" x 8'11" reducing to 5'10" (4.24 x 2.73 reducing to 1.8)

Radiator, double glazed window to the rear.

BEDROOM THREE

9'6" x 6'1" minimum (2.92 x 1.87 minimum)

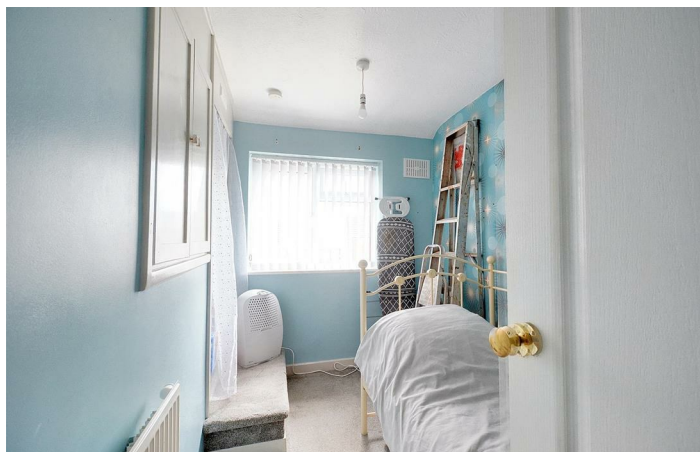
Fitted wardrobe, radiator, double glazed window to the front.

FAMILY BATHROOM

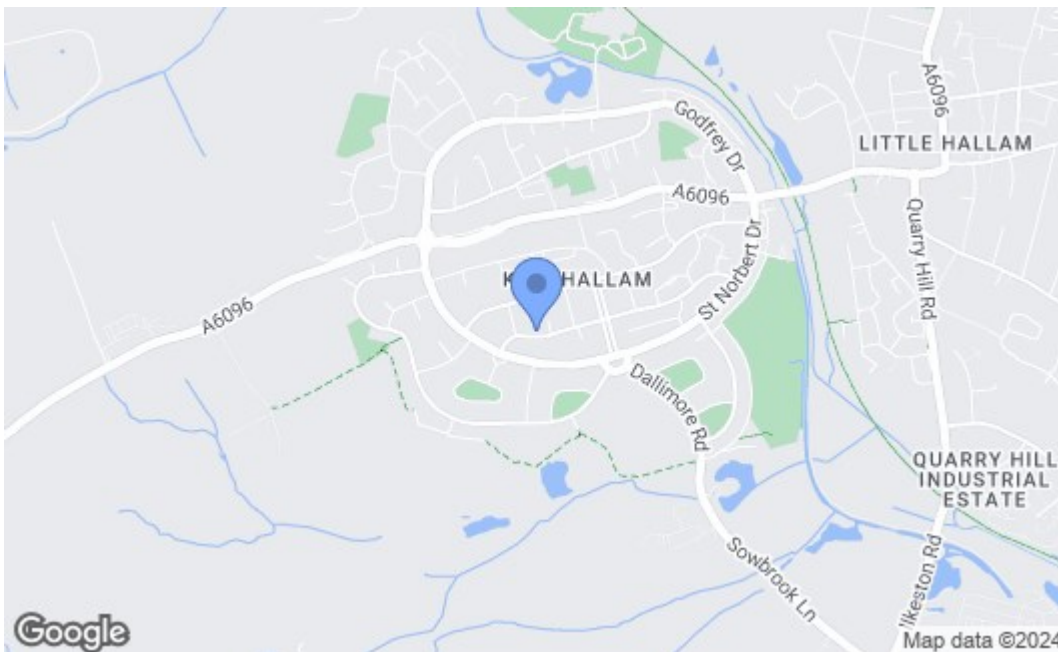
Incorporating a contemporary three piece suite comprising wash hand basin, low flush WC and "L" shaped shower bath with electric shower and screen over. Heated towel rail, partially tiled walls, double glazed window.

OUTSIDE

The property is set back from the road with partially enclosed forecourt and driveway providing off-street parking for up to three vehicles. Wrought iron gates to the side of the property, storage area and pathway leading to the rear garden. The rear garden is larger than expected with an attractive contemporary porcelain tiled patio/terraced area, lawn with a pathway running through it leading to a further garden area with additional lawn and two garden sheds.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(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	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.