



**Derwent Avenue  
West Hallam, Derbyshire DE7 6JE**

**Offers Over £350,000 Freehold**

A SPACIOUS FOUR BEDROOM DETACHED  
FAMILY HOUSE SITUATED IN THIS  
POPULAR DERBYSHIRE VILLAGE  
LOCATION.





ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS TARDIS-LIKE, DECEPTIVELY SPACIOUS FOUR BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED DERBYSHIRE VILLAGE LOCATION.

With generous accommodation spanning over two floors, comprising entrance hallway, spacious through lounge diner, conservatory, kitchen, rear lobby, playroom/sitting room and WC to the ground floor. The first floor landing provides access to four bedroom (with the principal bedroom benefitting from both fitted wardrobes and an en-suite), as well as a separate study room and family bathroom.

The property also benefits from gas fired central heating from conventional boiler, double glazing, off-street parking for two cars and enclosed tiered garden to the rear.

The property also boasts fantastic far reaching countryside views from both the ground floor and first floor levels, whilst also providing easy access to the nearby village amenities and schooling (the Vendor has informed that the local primary school has an OFSTED rating of "good"), transport links including Ilkeston train station which is situated just a short distance away.

There is easy access to ample outdoor countryside space including Straw's Bridge, the Nutbrook Trail and within walking distance of Shipley Country Park. We believe the property will make an ideal long term family home.

We highly recommend an internal viewing.



## ENTRANCE HALL

8'9" x 4'11" (2.69 x 1.51)

uPVC panel and double glazed entrance door, Georgian-style double glazed window to the front, radiator, staircase rising to the first floor, cloaks cupboard with coat pegs and hanging rail, Karndean flooring. Door to lounge.

## THROUGH LOUNGE DINER

25'0" max x 15'10" (7.64 max x 4.84)

Double glazed Georgian-style bow window to the front (with fitted blinds), three radiators, decorative coving, media points, wall light points, wall mounted remote control operated electric fire, ample space for dining table and chairs (if required), Georgian-style double glazed French doors opening into the conservatory and further door to the kitchen.

## CONSERVATORY

14'3" x 8'5" (4.35 x 2.58)

Double glazed French doors opening out to the rear garden with double glazed windows to both sides of the door, wall light points, radiator, pitched roof (with fitted blinds) and Velux opening window, further uPVC panel and double glazed Georgian-style door leading into the sitting room/playroom.

## KITCHEN

11'2" x 7'0" (3.42 x 2.14)

Comprising a matching range of fitted base and wall storage cupboards and drawers, with marble style roll top work surfaces incorporating Neff four ring gas hob with double oven beneath and extractor fan over, integrated Neff dishwasher, in-built microwave and integrated fridge/freezer. Georgian-style double glazed window to the rear, glass fronted crockery cupboards, coving, spotlights, laminate flooring. Door to rear lobby.

## REAR LOBBY

4'10" x 3'1" (1.48 x 0.96)

Radiator, laminate flooring, internal door leading to the garage. Doors to WC and sitting room/playroom.

## SITTING ROOM/PLAYROOM

9'10" x 7'8" (3.00 x 2.34)

Georgian-style double glazed window to the rear, uPVC panel and double glazed Georgian-style door leading through to the conservatory, laminate flooring, radiator, wall light points, coving, spotlights. A useful room which could double up either as a ground floor playroom, additional sitting room or home office.

## WC

4'7" x 4'3" (1.42 x 1.32)

Two piece suite comprising low flush WC and wash hand basin. Tiling to dado height, Georgian-style double glazed window to the side, radiator, laminate flooring, coving, spotlights.

## FIRST FLOOR LANDING

Double glazed window to the side, coving, loft access point, radiator. Doors to all bedrooms and bathroom.

## BEDROOM ONE

15'10" max x 9'8" (4.85 max x 2.95)

Two Georgian-style double glazed windows to the front (with fitted blinds), radiator, useful overstairs storage cupboard, 2 x fitted double wardrobes with shelving and hanging space, coving, spotlights. Door to en-suite.

## EN-SUITE

8'1" x 6'1" (2.48 x 1.86)

Three piece suite comprising tiled and enclosed shower cubicle with glass shower screen and sliding doors with 'Mira' electric shower, low flush WC and wash hand basin. Tiling to walls and floor, Georgian-style double glazed window

to the front (with fitted Roman blind), spotlights, extractor fan, wall mounted bathroom cabinet with attached shelving, ladder towel radiator.

## BEDROOM TWO

9'7" x 9'1" (2.94 x 2.79)

Double glazed Georgian-style window to the rear with fantastic far reaching views (with fitted blinds), radiator, coving, 2 x double fitted wardrobes with shelving and hanging space.

## BEDROOM THREE

9'2" x 7'8" (2.80 x 2.35)

Georgian-style double glazed window to the rear with fantastic far reaching views (with fitted blinds), radiator, coving, double fitted wardrobe with shelving and hanging space.

## BEDROOM FOUR

9'4" x 6'6" (2.87 x 2.00)

uPVC panel and double glazed window to the rear with fantastic far reaching views (with fitted blinds), radiator, coving, fitted double wardrobe.

## STUDY

6'11" x 4'5" (2.11 x 1.37)

Georgian-style double glazed window to the side (with fitted Roman blinds), secondary loft access point, radiator.

## BATHROOM

7'7" x 6'3" (2.33 x 1.93)

White three piece suite comprising "P" shaped bath with curved glass screen, mixer tap and 'Mira Sport' electric shower over, wash hand basin with mixer tap, push flush WC. Tiling to the walls and floor, Georgian-style double glazed window to the side, ladder towel radiator, extractor fan, airing cupboard housing the hot water cylinder (with shelving above).

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a block paved side-by-side driveway providing off-street parking for two cars comfortably for two vehicles which in turn leads to the garage via the up and over door. Pedestrian gated access leading down the left hand side of the property to the rear garden. To the front there is also a garden lawn and an external lighting point.

## TO THE REAR

The rear garden is enclosed and tiered, starting with an initial block paved plum slate patio area (ideal for entertaining) with an array of bushes and shrubbery. Stepped access leads down to a secondary circular patio overlooking the rear part of the garden which is lawned with further decorative plum slate enclosed by timber fencing with concrete posts and gravel boards. To the foot of the plot there is a timber storage shed. From the garden there is also pedestrian gated access leading back to the front, external power supply, lighting points and fantastic views towards open countryside.

## GARAGE

17'4" x 8'3" (5.29 x 2.53)

Up and over door to the front, power and lighting points, wall mounted gas fired boiler for central heating purposes, to the rear part of the garage there is a utility area with worktops incorporating single sink and draining board with hot and cold water feed, base and wall storage cupboards, as well as plumbing for the washing machine.

## DIRECTIONS

Upon entering the village, passing Straw's Bridge via Ilkeston, take an eventual left hand turn onto St Wilfred's Road. Take a right hand turn onto Derbyshire Avenue and then the second left onto Peveril Crescent. Follow the road and take a right hand turn onto Derwent Avenue and the property can be found on the left hand side, identified by our For Sale board.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.