



Little Hallam Hill
Ilkeston



Property Description

*** Beautiful Character Property ***

Early viewing comes highly advised on this stunning three bedroom character property situated in a popular location benefiting from two reception rooms and three garages. In brief property comprises living room with bay window, dining room and kitchen boasting a range style oven. To the first floor the landing gives access to the three generous bedrooms and a four piece suite family bathroom.

Situated on a elevated position with stone steps leading to a well maintained front garden with lawn, plants and shrubs. Sitting area to the side of the property which gives access to the front garden from the rear courtyard. To the rear of the property there is a patio area, three garages and a large driveway providing ample off street parking.

Living Room

18' 4" x 11' 9" (5.59m x 3.58m)

Entrance through a uPVC double glazed door to the front elevation, carpet flooring, central heating radiator, TV point, inset fireplace with surround, under stairs storage, stairs to the first floor, uPVC double glazed bay window to the front elevation and doors to the dining room and kitchen.

Dining Room

11' 11" x 11' 9" (3.63m x 3.58m)

With carpet flooring, central heating radiator, inset fireplace, space for dining table and a uPVC double glazed window to the front

elevation.

Dining Kitchen

21' 5" x 8' 7" (6.53m x 2.62m)

Fitted with a range of wall and base units, work surface with inset ceramic sink, 'Range' style cooker, space and plumbing for washing machine, space for fridge freezer, spotlights to ceiling, wood effect flooring, central heating radiator, tiled splash-backs, uPVC double glazed windows to the rear and side elevation. Door to the rear elevation leading to the rear courtyard.

First Floor

Landing

Carpet flooring, loft access, uPVC double glazed window to the front elevation and doors to the three bedrooms and family bathroom.

Bedroom One

12' x 11' 9" (3.66m x 3.58m)

With carpet flooring, central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom Two

11' 9" x 11' 1" (3.58m x 3.38m)

Carpet flooring, central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom Three

11' 7" x 8' 7" (3.53m x 2.62m)

With carpet flooring, central heating radiator and a uPVC double glazed window to the rear elevation.

Bathroom

Four piece suite comprising period style free standing bath, corner shower cubicle, low level WC, wash basin, feature central heating radiator, tiled splash-backs, wood effect flooring and a uPVC double glazed obscure window to the rear elevation.

Outside

Situated on a elevated position with stone steps leading to a well maintained front garden with lawn, plants and shrubs. Sitting area to the side of the property which gives access to the front garden from the rear courtyard. To the rear of the property there is a patio area, three garages and a large driveway providing ample off street parking.





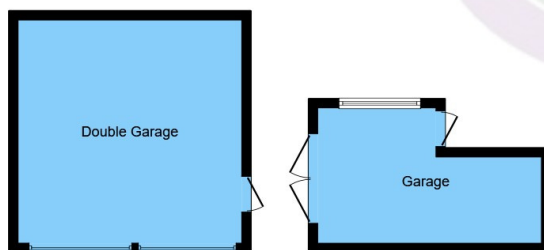




Ground Floor



First Floor



Garage



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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