

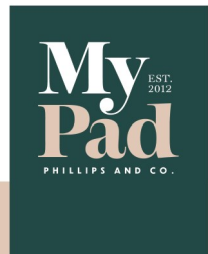
3 Bed House - Detached

Price £285,000

📍 Henley Way, West Hallam, Ilkeston, DE7 6LU




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Arguably one of the best examples of its type to be brought to the market. An internal inspection is absolutely essential to appreciate this comprehensively upgraded and thoughtfully extended modern detached family home situated in this highly popular residential locality. This impressive property offers high specification with great attention to detail and benefits from recently installed UPVC double glazing with gas central heating (Both the boiler and windows installed in December 2023). In brief; Entrance hall, sitting room, dining room, light and spacious conservatory, superior extended kitchen, utility and guest's cloakroom / Wc. On the first floor a landing leads to three bedrooms and bathroom with luxury four piece suite. Outside is a two car driveway, integral garage and landscaped gardens. The property is sold freehold. Council tax band C. Energy rating D.

Reception Hall

Having timber and opaque double glazed entrance door with wood grain effect laminate floor, radiator, ceiling LED down lighter, coving to ceiling and timber and opaque glazed internal door leads to the:-

Sitting Room 14'1" x 10'11" (4.31 x 3.34)



The focal point of the room being the feature contemporary style fire surround with slate hearth and matching Cornish slate back plate, television and media connection points, double radiator, coving to ceiling, UPVC double glazed window to front aspect, natural oak glass staircase to first floor and open arch leading to the:-



Dining Room 10'11" x 8'2" (3.34 x 2.50)



Having a wood grain effect laminate floor, radiator, ceiling LED down lighters, coving to ceiling, door to kitchen and French doors to:-

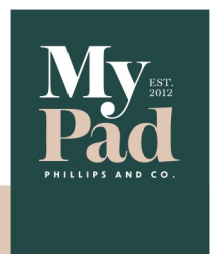


Conservatory 13'6" x 10'6" (4.12 x 3.21)




Having a porcelain tiled floor (having underfloor heating), double radiator, two wall light points, television connection point, double glazed windows with matching French doors giving views and access over the landscaped rear garden.

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Fitted Kitchen 12'1" x 8'3" (3.70 x 2.52)



Having a range of natural oak shaker style, soft close wall, base and drawer units with laminated working surfaces, inset granite composite sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, integrated dish washer, larder fridge and freezer, the focal point of the room being the free standing Range Master Elan five burner gas range with two electric fan assisted ovens and grill, matching canopy extractor hood with downlighters, radiator, ceiling LED down lighters, velux double glazed sky light and UPVC double glazed windows to both front and side aspects.



Utility Room

Having fitted storage cupboards, ceramic tiled floor, space for automatic washing machine and door leading to the:-

Guests Cloak Room/WC



Having modern white two piece suite comprising; low centre flush wc and wash hand basin nestling on a shaker style vanity unit with ceramic tiled floor, radiator, ceiling halogen down lighters and UPVC opaque double glazed window to side aspect.

First Floor Landing



With radiator, feature natural oak and glass balustrade, access to roof space, ceiling LED down lighter and bulk head storage cupboard.

Principal Bedroom 14'4" x 11'1" (4.39 x 3.39)



Having ceiling LED down lighters, radiator and UPVC double glazed window to rear aspect.

Bedroom Two 11'1" x 8'5" (3.39 x 2.59)



Having a range of built in wardrobes, radiator, ceiling LED down lighters and UPVC double glazed window to front aspect.

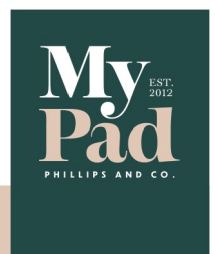


Bedroom Three 8'5" x 8'4" (2.57 x 2.55)



Currently used as a home office and having ceiling LED down lighters, radiator and UPVC double glazed window to front aspect.

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Luxury Bathroom 8'3" x 8'0" (2.52 x 2.46)



Having a period style white four piece suite comprising; low flush wc, pedestal wash hand basin, quadrant tiled shower cubicle with fixed head mains fed drench shower together with hand held shower attachment and free standing claw footed slipper bath with hand held shower attachment, complimentary travertine tiled walls with matching floor (Having underfloor heating) floor, period style heated towel rail, ceiling LED downlighters and integrated extractor fan, integrated bevelled edged mirror and UPVC opaque double glazed window to rear aspect.

The property occupies a delightful landscaped plot at this popular residential address. To the front is a cobbled stone style block paved driveway giving car standing space for two/three cars, with an adjacent rockery edged fore garden having mature conifers shrubs and trees. The driveway in turn leads to the integral garage, measuring internally 5.46 x 2.57, having up and over door, Worcester wall mounted combination gas boiler (fitted in December 2023) and supplied with power and light.

A wooden access gate and block paved pathway (having electric socket) at the side, leads to the landscaped rear garden, enclosed by close panelled fencing, laid to a cobbled stone block paved style patio area, with steps leading to a raised shaped lawn together with a timber decked area, mature shrubbed borders and cold water tap.



Outside



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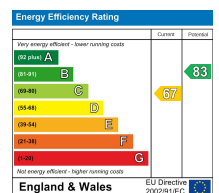
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