

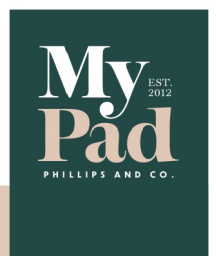
# 4 Bed House - Detached

£280,000

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




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My Pad Phillips & Co are delighted to offer to the sales market this well presented modern style detached home situated in this popular village location with its wealth of amenities, popular primary school, two doctors surgeries, pharmacy, tesco express and various takeaways. The accommodation in brief comprises: Entrance hallway, lounge, dining room, fitted kitchen with some integrated appliances to the ground floor landing and to the first floor landing there are four bedrooms and a family bathroom. Outside there is a driveway providing off the road standing for two cars this in turn leads to the garage with manual up and over door. At the rear there is an enclosed garden. Internal viewing highly essential.

Erewash Borough Council Tax Band D Freehold Property

## Entrance Hallway

With composite entrance door to the front elevation, double glazed window to the front elevation, radiator, laminate flooring, stairs leading up to the first floor landing.

## Lounge 18'8" x 11'4" (5.69m x 3.45m)



With feature fireplace, two double glazed bay windows to the front elevation, radiator.

## Lounge Two



## Dining Room 12'8" x 8'7" (3.86m x 2.62m)



With laminate flooring, radiator, double glazed bi-fold doors leading to the rear garden.

## Modern Fitted Kitchen 12'4" x 12' (3.76m x 3.66m)



Comprising a range of shaker style wall, base and drawer units incorporating working surfaces over, inset sink unit with mixer tap over, integrated appliances to include: wall mounted electric oven and gas hob, tiling to the floor, radiator, double glazed window and door leading to the rear garden.

## Kitchen Two



## Landing

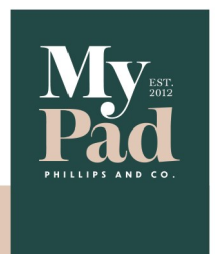
With doors leading off to the bedrooms and family bathroom, access to the loft space.

## Master Bedroom 12'6" x 11'3" (3.81m x 3.43m)



With two double glazed windows to the front elevation, radiator.

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## Bedroom Two 11'7" x 8'5" (3.53m x 2.57m)



With double glazed window to the rear elevation, radiator.

## Bedroom Three 9" x 8' (2.74m' x 2.44m)



With double glazed window to the front elevation, radiator, laminate flooring.

## Bedroom Four 8'7" x 6'6" (2.62m x 1.98m)



With double glazed window to the rear elevation, radiator, laminate flooring.

## Family Shower Room



Comprising a three piece suite of low level w.c, vanity wash hand basin, tiled walk-in shower with mains fed shower above, ladder towel rail, double glazed window to the rear elevation.

## Outside

To the front of the property there is a driveway with hardstanding for two cars, to the side of this is a detached garage with manual up and over door and light and power, at the rear there is an enclosed garden this is paved and has artificial grass.

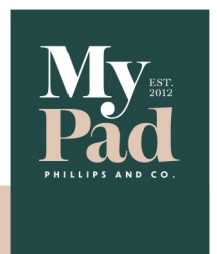
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## Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation.

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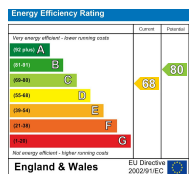


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