

3 Bed Bungalow - Detached

Price £495,000

📍 High Lane West, West Hallam, Ilkeston, DE7 6HP



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& Co.**
EST. 2012
BY F&O GROUP

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My Pad Phillips & Co in association with Margi Cross-Willis are delighted to offer to the sales market this beautifully presented family sized bungalow set in the ever popular location of West Hallam with its host of amenities.

The accommodation is suitable for a retired couple or indeed a growing family due to the size!

In brief comprises: Entrance vestibule, entrance hallway, good sized lounge, dining room, conservatory, fitted kitchen, utility with wc off, three double bedrooms en-suite and family shower room. Outside the front of the property is walled and gated there a good sized driveway with hard standing for several cars and attached garage, at the side of this there is enclosed caravan standing, whilst to the rear there is a pleasant landscaped garden with block paved areas. Internal viewing is highly essential to appreciate the size and quality accommodation on offer.

Entrance Vestibule

With composite entrance door to the front elevation, with one way glass for safety, timber door leading into the entrance hallway.

Entrance Hallway



A spacious hallway with access to the lounge, bedroom and family shower room, having coving to the ceiling, automatic spotlighting, radiator and storage cupboard.

Bright And Airy Spacious Lounge 16'5" x 14'9" (5.00m x 4.50m)



Having ornamental coving and rose to the ceiling, double glazed bow window to the front elevation, feature fireplace with living flame gas fire, marble hearth and wooden fire surround, radiator, wooden flooring, open plan to the dining room.

Lounge



Dining Room 10' x 9'9" (3.05m x 2.97m)



With ornamental coving to the ceiling, radiator, wooden flooring, double glazed patio door leading to the conservatory.

Conservatory 19'4" x 8'5" (5.89m x 2.57m)



Fully double glazed with brick dwarf wall and overlooking the pleasant rear landscaped garden light and power, tiling to the floor and double glazed french doors leading to the patio area.

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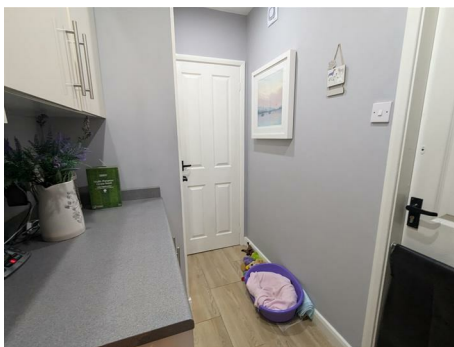
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Superb Fully Fitted Kitchen 17'2" x 8' (5.23m x 2.44m)



Comprising a range of cream fitted wall, base and drawer units incorporating glitter quartz working surfaces over with inset double sink unit, wall mounted display units, and fitted breakfast bar, Neff integrated appliances to include: oven and hob with extractor hood over, microwave oven, dishwasher and fridge-freezer, radiator, double glazed window and door overlooking the pleasant landscaped rear garden, spotlighting to the ceiling, vinyl flooring, door leading to the utility and double glazed entrance door to the rear elevation.

Utility Room 8' x 5' (2.44m x 1.52m)



comprising a range of fitted base units incorporating working surfaces over, larder cupboard with plumbing and housing for automatic washing machine

Guest Cloaks-W.C



Comprising a two piece suite of: low level w.c, wash hand basin set into vanity unit, tiled splash backs, radiator, wall mounted extractor fan, vinyl flooring.

Master Bedroom 16'2 x 15'4" (4.93m x 4.67m)



With ornamental coving to the ceiling, two double glazed windows to the front elevation, full width fitted wardrobes, radiator, door leading to the en-suite.

Master Bedroom



En-Suite Shower Room 7'2" x 5'11" (2.18m x 1.80m)



Comprising a three piece suite of w.c and wash hand basin set into vanity unit, walk-in shower enclosure with mains fed shower above, fully tiled walls, double glazed window to the side elevation. heated towel rail, vinyl flooring.

Bedroom Two 18'11 x 11'8" (5.77m x 3.56m)



With ornamental coving to the ceiling, fully fitted wardrobes, air conditioning unit, radiator.

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Bedroom Three 11'11" x 9'11" (3.63m x 3.02m)



With ornamental coving to the ceiling, radiator.

Shower Room 20' x 6'10" (6.10m x 2.08m)



Comprising a three piece suite of: low level w.c, wash hand basin set into vanity unit, walk-in shower enclosure with mains fed shower over, spotlighting to the ceiling, wall mounted extractor fan, heated towel rail, vinyl flooring.

Outside



To the front of the property there is a walled garden and driveway with ample parking for several cars, good sized attached garage this measures 17'8" x 10'11" with light and power, housing the gas boiler, access to the loft and an up and over door, gated access leads to the secure caravan standing.

At the rear there is an enclosed landscaped garden with a variety of mature shrubs and trees, shaped lawn and a raised patio area.

Outside



Outside



Outside



Disclaimer

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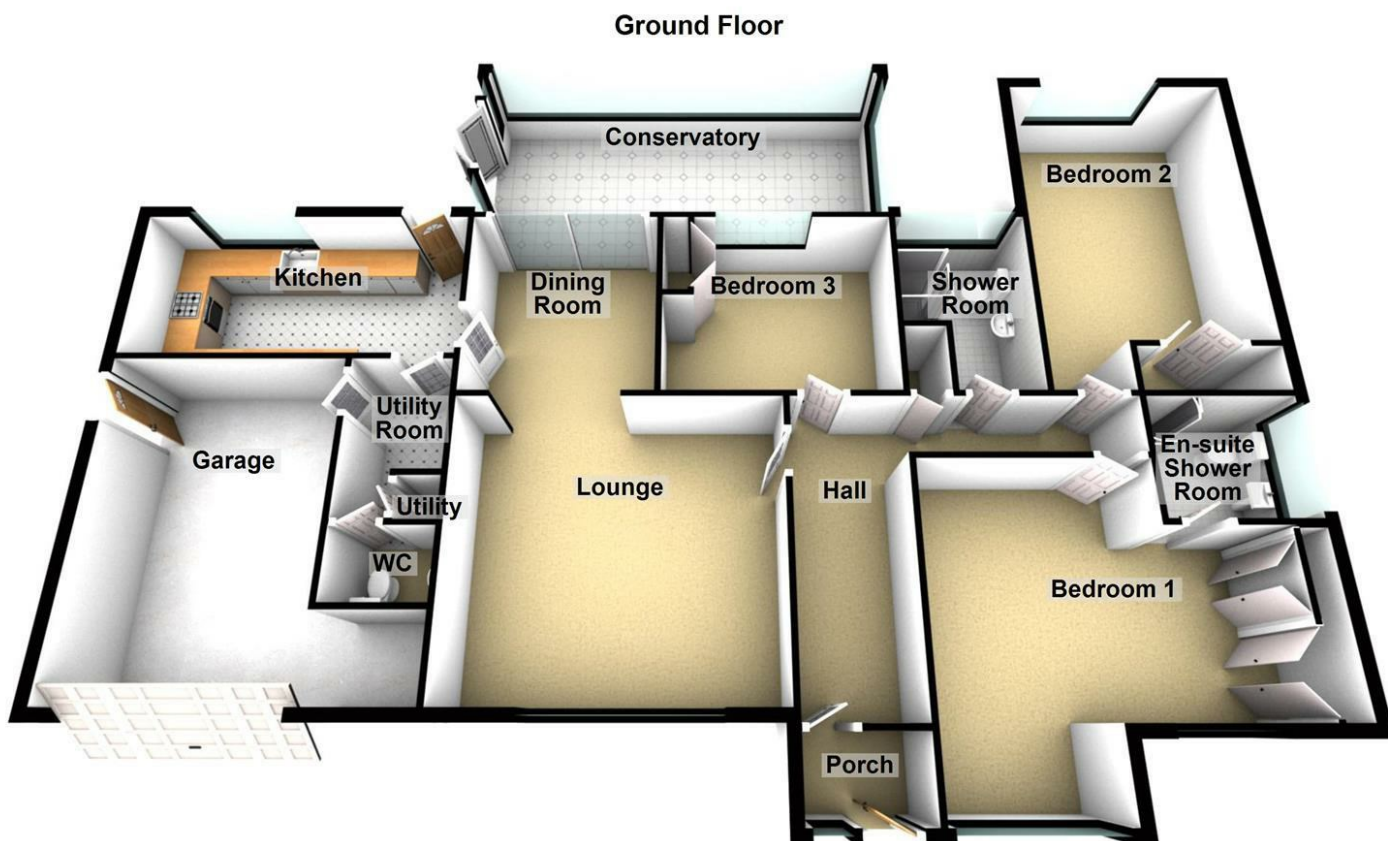
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		80
Decent energy efficiency - lower running costs	C		62
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Extremely poor energy efficiency - higher running costs	G		

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