



Derbyshire Avenue
West Hallam ILKESTON

burchell
edwards

Derbyshire Avenue West Hallam ILKESTON DE7 6PN

for sale offers in the region of
£325,000



Property Description

Burchell Edwards Estate Agents in Ilkeston are pleased to bring to market this beautifully well presented detached bungalow in the ever popular West Hallam Village being sold with NO ONWARD CHAIN looking for someone to make this house their home!

In brief, this well presented property comprises of driveway, laid lawn and access to the garage via up and over door to the front of the property with entrance via the UPVC double glazed front door. Leading into the property the hallway gives access to all of the rooms of the property with integral garage, kitchen, lounge, three bedrooms, bathroom, shower room and airing cupboard with access to the loft space. The garden to the rear is an enclosed sun trap with mature shrubs, trees and bushes around the edge of the perimeter giving a private feel.

The property is situated on Derbyshire Avenue in West Hallam which is a quiet residential area on the outskirts of Ilkeston with bus routes and local amenities close by.

This home would be perfect for someone looking to downsize or future proof themselves and offers a warm and welcoming feel as soon as you step through the door.

This is one not to be missed, so please arrange your viewing with Burchell Edwards Estate Agents in Ilkeston TODAY!

To The Front

Driveway with space for multiple vehicles with a grass lawn area. Access to the garage. The UPVC double glazed front door opens into the hallway.

Garage

16' x 8' 3" (4.88m x 2.51m)

Having an up and over door and a door leading to the garden.

Hallway

Leading to all rooms with carpet flooring. Having the property alarm system, Access to the garage.

Living Room

14' 9" x 14' 8" (4.50m x 4.47m)

Having a UPVC double-glazed rear aspect patio doors leading to the rear garden, Fitted with carpet, a radiator and a feature fireplace.

Kitchen

10' 1" x 7' 9" (3.07m x 2.36m)

Having a UPVC double-glazed rear aspect window. Fitted with selection of wall and base units including and stainless-steel sink and drainer with mixer tap, space for fridge, freezer and washing machine with wood effect counter tops. Also having an integral hob, oven with an extractor unit.

Bedroom One

.15' 6" x 11' 2" (4.72m x 3.40m)

Having a UPVC double-glazed rear aspect window with fitted wardrobes, carpet flooring and a radiator.

Bedroom Two

11' 7" x 9' 7" (3.53m x 2.92m)

Having a UPVC double-glazed rear aspect window with fitted wardrobes, carpet flooring and a radiator.

Bedroom Three

8' x 9' 8" (2.44m x 2.95m)

Currently being used as a dining room. Having a UPVC double-glazed side aspect window with carpet flooring and a radiator.

Bathroom

Having a UPVC double-glazed frosted side aspect window with floor to ceiling tiling and carpet flooring. Suite includes a low-level WC, handwash basin and bath with an overhead main fed shower.

Shower Room

Having a UPVC double-glazed frosted side aspect window with a walk-in shower cubicle, a low-level WC and a handwash basin with carpet flooring.

To The Rear

Private enclosed rear garden with a patio area leading to the grass lawn with surrounding mature borders









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

To view this property please contact Burchell Edwards on

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21 Bath Street
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST207295



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