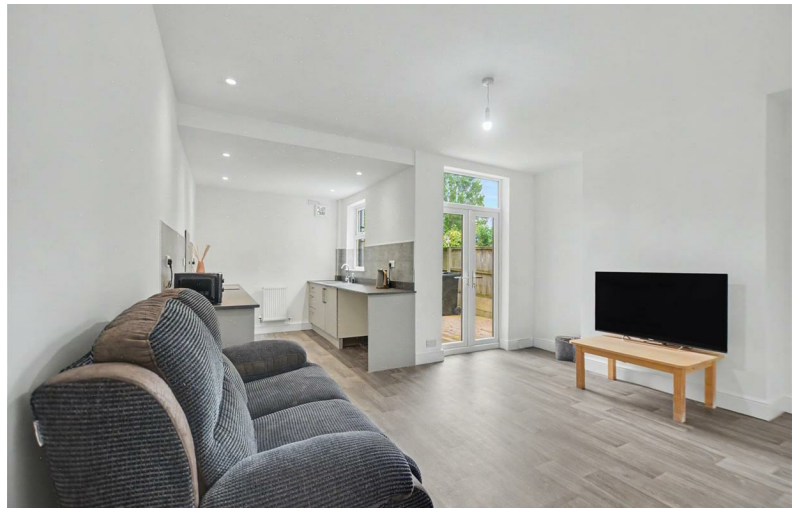




**Bagot Street
West Hallam, Derbyshire DE7 6HA**

Offers Over £230,000 Freehold

A FRESHLY RENOVATED OPEN PLAN BAY
FRONTED THREE BEDROOM SEMI
DETACHED HOUSE OFFERED FOR SALE
WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS FRESHLY RENOVATED AND REDECORATED TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR DERBYSHIRE VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, useful understairs storage space and open plan "L" shaped family dining kitchen. The first floor landing then provides access to three bedrooms and a modern (recently fitted) four piece bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, double glazing and a generous rear garden.

The property is located in this desirable Derbyshire village which offers a range of nearby village amenities, schooling and a popular public house and nearby cafe, whilst also being within easy reach of excellent nearby transport links (including Ilkeston train station) and an array of outdoor green and countryside space.

We believe this ready to move into property which boasts a modern (newly fitted) kitchen and bathroom, good quality windows and doors, central heating system and having been redecorated and re-floored throughout will make an ideal first time buy or young family home and highly recommend an internal viewing.



ENTRANCE HALL

15'7" x 2'10" (4.75 x 0.88)

uPVC panel and double glazed front entrance door with double glazed unit above the door, radiator, laminate style vinyl flooring, doors to the living room and open plan "L" shaped dining kitchen, useful understairs storage pantry with lighting.

LOUNGE

14'3" x 11'7" (4.35 x 3.55)

Double glazed bay window to the front, radiator, meter cupboard.

OPEN PLAN "L" SHAPED FAMIL DINING KITCHEN

21'5" max x 14'10" max (6.53 max x 4.53 max)

The kitchen area comprises a matching range of fitted base storage cupboards and drawers, with roll top work surface space and matching breakfast bar incorporating fitted four ring induction hob with oven beneath and inset single sink unit with central swan-neck mixer tap. Plumbing and space for under-counter kitchen appliances, space for full height fridge/freezer, laminate-style vinyl flooring, radiator, LED spotlights, extractor fan, double glazed window to the side. The kitchen area then opens out to the family/dining area where there is a radiator, double glazed French doors opening out to the rear garden deck and door with staircase rising to the first floor.

INNER LOBBY

Double glazed window to the side and staircase rising to the first floor.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Spotlight and loft access point.

BEDROOM ONE

12'0" x 11'11" (3.67 x 3.65)

Double glazed window to the rear overlooking the rear garden, radiator.

BEDROOM TWO

11'10" reducing to 8'0" x 12'1" (3.61 reducing to 2.44 x 3.69)

Double glazed window to the front, radiator.

BEDROOM THREE

8'8" x 6'5" (2.66 x 1.98)

Double glazed window to the front, radiator.

BATHROOM

8'11" x 7'8" (2.72 x 2.35)

Newly fitted white four piece suite comprising lowered bathtub with mixer tap, separate corner shower cubicle with glass screen, sliding glass shower doors, dual attachment mains shower over, wash hand basin with mixer tap, hidden cistern push flush WC. Boiler cupboard housing the gas fired combination boiler (for central heating and hot water), additional bathroom storage cabinets and drawers, double glazed window to the rear, panelled ceiling with LED spotlights, chrome ladder towel radiator, decorative wall boarding.

OUTSIDE

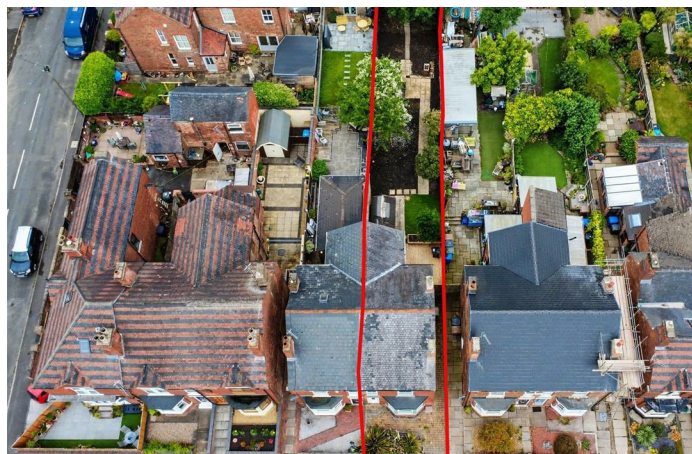
To the front of the property, there is a block paved shaped pathway providing access to the front entrance door with pedestrian access leading down the side of the property into the rear garden. The front garden has decorative plum slate chippings housing a variety of bushes and shrubs. The rear garden is of a great overall size ideal for families being enclosed by timber fencing and hedgerow to the boundary line, split into various sections with a recently re-laid decked entertaining space accessed from the French doors from the family/dining area, raised timber planter and pathway provides access to the middle and foot of the plot. Along the garden, there is a lawn section and dug over soil base ideal for further lawn, artificial turf or vegetable patch. Within the garden, there is an array of mature bushes, shrubs and trees, along with a useful timber garden shed, external water tap and lighting point.

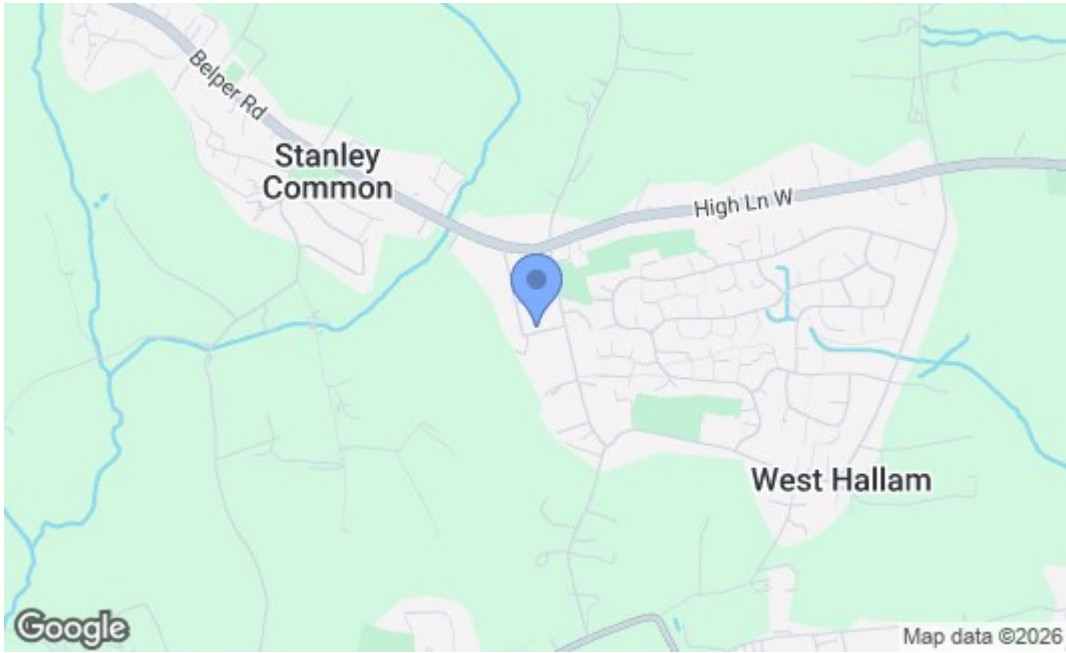
DIRECTIONS

Upon entering West Hallam via Ilkeston, look for and take an eventual left hand turn onto Station Road, before turning right onto Bagot Street. The property can then be found on the right hand side, identified by our For Sale board.

AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.