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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

High Lane East, West Hallam, Ilkeston, Derbyshire , DE7 6HZ **£239,950**



FEATURES:

- EXTENDED SEMI DETACHED
- THREE BEDROOMS
- GARAGE AND AMPLE OFF STREET PARKING
- TWO GOOD SIZE RECEPTION ROOMS
- EN SUITE TO MASTER BEDROOM
- ENCLOSED REAR GARDEN
- FIELDS TO THE REAR
- SOUGHT AFTER LOCATION IN WEST HALLAM
- CLOSE TO TRANSPORT LINKS
- VIEWING ESSENTIAL

COUNCIL TAX BAND: B EPC RATING: D

Lounge

4.67 m x 4.83 m (15'4" x 15'10")

UPVC window and UPVC bay window to front aspect with fitted blinds, UPVC window and door to side aspect, stairs rising to the first floor, feature fireplace, TV point, radiator, archway leading to the dining room.

Dining Room

4.77 m x 2.63 m (15'8" x 8'8")

Radiator, spot lighting, archway leading to kitchen breakfast room.

Kitchen Breakfast Room

4.00 m x 2.50 m (13'1" x 8'2")

UPVC window to side aspect, fitted base and wall units with drawers, work tops and sink unit, part tiled walls, integrated oven, hob and extractor above, plumbing for washing machine and plumbing for dishwasher, space for fridge, opening to entrance hall.

Entrance Hallway

Door to bathroom.

Bathroom

2.68 m x 2.58 m (8'10" x 8'6")

UPVC window to rear aspect, three piece suite comprising of WC, pedestal hand wash basin, shower cubicle with electric shower, (a bath could be fitted as the plumbing is all in place) . Cupboard housing the boiler, part tiled walls, chrome towel rail, bathroom cabinet.

First floor landing

UPVC window to side aspect, doors to bedrooms.

Bedroom One

3.80 m x 3.25 m (12'6" x 10'8")

UPVC window to front aspect, radiator, built in wardrobes and cupboard over the stairs, door to en suite.

En Suite

UPVC window to front aspect, two piece suite comprising of WC and hand wash basin with storage below, chrome towel rail, part tiled walls.

Bedroom Two

3.30 m x 3.76 m (10'10" x 12'4")

UPVC window to rear aspect, radiator, fitted wardrobes.

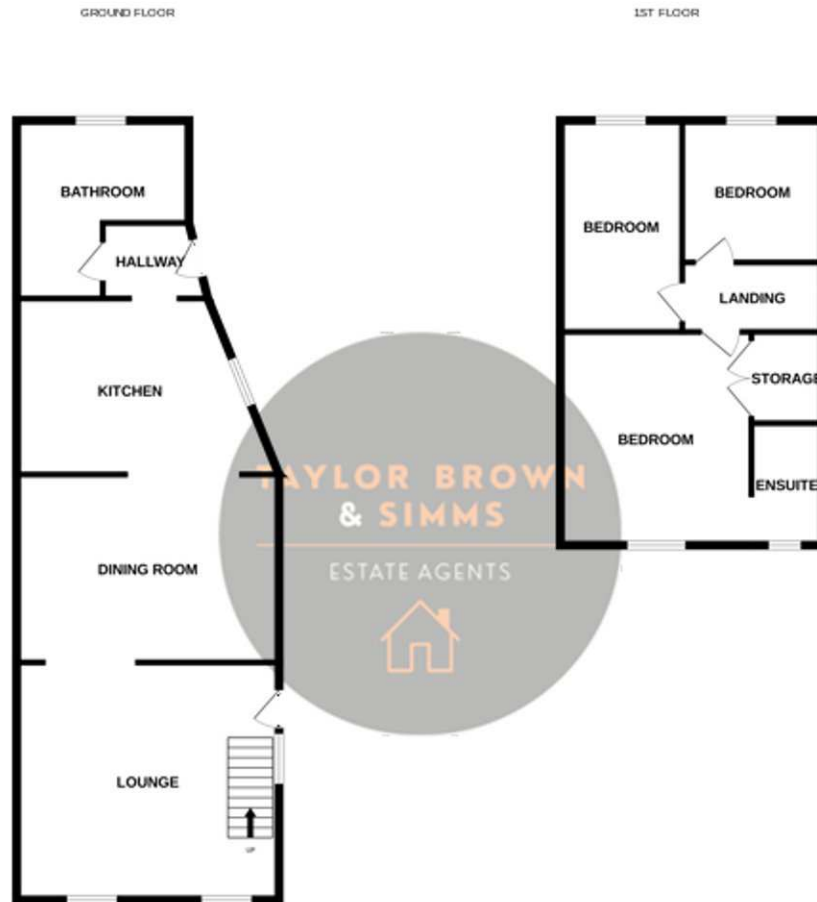
Bedroom Three

2.42 m x 1.96 m (7'11" x 6'5")

UPVC Window to rear aspect, radiator.

Outside

To the front of the property there is a gated driveway providing ample off street parking. There is a shared driveway to the side of the property leading to the detached garage. To the rear of the property is a enclosed garden with lawned garden, mature shrubs and borders, good sized patio area, enclosed via panelled fencing and hedging, There is also a gated access to the bottom of the garden leading to the local cricket ground.



After every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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