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32 Windsor Crescent  
Kirk Hallam DE7 4HE

£180,000



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## 32 Windsor Crescent

Kirk Hallam DE7 4HE

This traditional three-bedroom semi-detached family home is situated in the highly sought-after area of Kirk Hallam. Offering spacious accommodation throughout, this property presents a fantastic blank canvas for a new owner to personalise and create their ideal home.

The internal layout briefly comprises; an entrance porch and hallway, lounge, a separate dining room, and a fitted kitchen. Upstairs, there are three well-proportioned bedrooms complemented by a family shower room.

Externally, the property benefits from a dropped kerb to the front with a hardstanding ready for a driveway. The mature, enclosed rear garden is mainly laid to lawn, featuring a patio seating area and a brick outbuilding, perfect for storage or a workshop.

The property is offered to the market with no upward chain, making it an attractive opportunity for buyers. We anticipate high demand, so early viewing is highly recommended.

Situated on the edge of Ilkeston, Kirk Hallam is a highly desirable location within the borough of Erewash. The town itself boasts a range of local amenities and facilities, while Ilkeston's railway station provides excellent transport links. The property is conveniently positioned just 10 minutes from junctions 25 and 26 of the M1 motorway, with easy access to Nottingham and Derby. Both Nottingham City Hospital and QMC Hospital are within a 30-minute drive.

Don't miss out—call us today to arrange your viewing!





## Ground Floor Accommodation

### Porch

6'2" x 2'8" (1.88m x 0.81m)

Double glazed front door opens into porch with double glazed frosted windows & single glazed wooden door opens into entrance hall.

### Entrance Hallway

Stairs to first floor, under stairs storage cupboard with gas meter, consumer unit, radiator, wall mounted thermostat, doors leading to kitchen & lounge, double glazed frosted window to side elevation.

### Lounge

15'2" (max) x 12'0" (4.62m (max) x 3.66m)

Wooden mantle piece with wall mounted gas fire on tiled hearth, coving to ceiling, wall light, radiator, double glazed front window.

### Dining Room

11'2" x 10'6" (3.40m x 3.20m)

Double glazed with window, wall mounted gas fire, on marble hearth and surround, radiator.

### Fitted Kitchen

13'0" x 7'5" (3.96m x 2.26m)

A range of base cupboards, drawers, & matching wall units, laminate work surfaces, sink and drainer unit with mixer tap, with tiled surround, space for washing machine, space for freestanding oven, extractor fan over, wall mounted boiler, double glaze window to the rear elevation, double glazed frosted side door leading to the garden.

## First Floor Accommodation

### Landing

Frosted double glazed window to the side elevation, loft hatch, doors off.





### **Bedroom One**

12'0" x 10'6" (3.66m x 3.20m)

With a large array of fitted cupboards, coving to ceiling, radiator, carpet flooring & double glazed window to the front elevation.



### **Bedroom Two**

10'10" x 9'6" (3.30m x 2.90m)

Fitted cupboards, radiator, carpet flooring & double glazed window to the rear elevation.



### **Bedroom Three**

9'1" x 7'9" (2.77m x 2.36m)

Over upstairs storage cupboard, carpeted flooring, radiator & double glazed window to the front elevation.

### **Shower Room**

7'3" x 5'7" (2.21m x 1.70m)

Walk in shower with electric shower & extractor Fan, low flush WC, pedestal wash hand basin, storage cabinet, spot lights, heated towel rail, fully tiled walls & flooring, frosted double glazed window to the rear elevation.



### **Outside**

#### **Front Garden**

To the front of the property, there is a drop curb & hardstanding ready for you to choose your own surface for driveway. A pathway leads to the front door & a pathway leads to the side access gate.

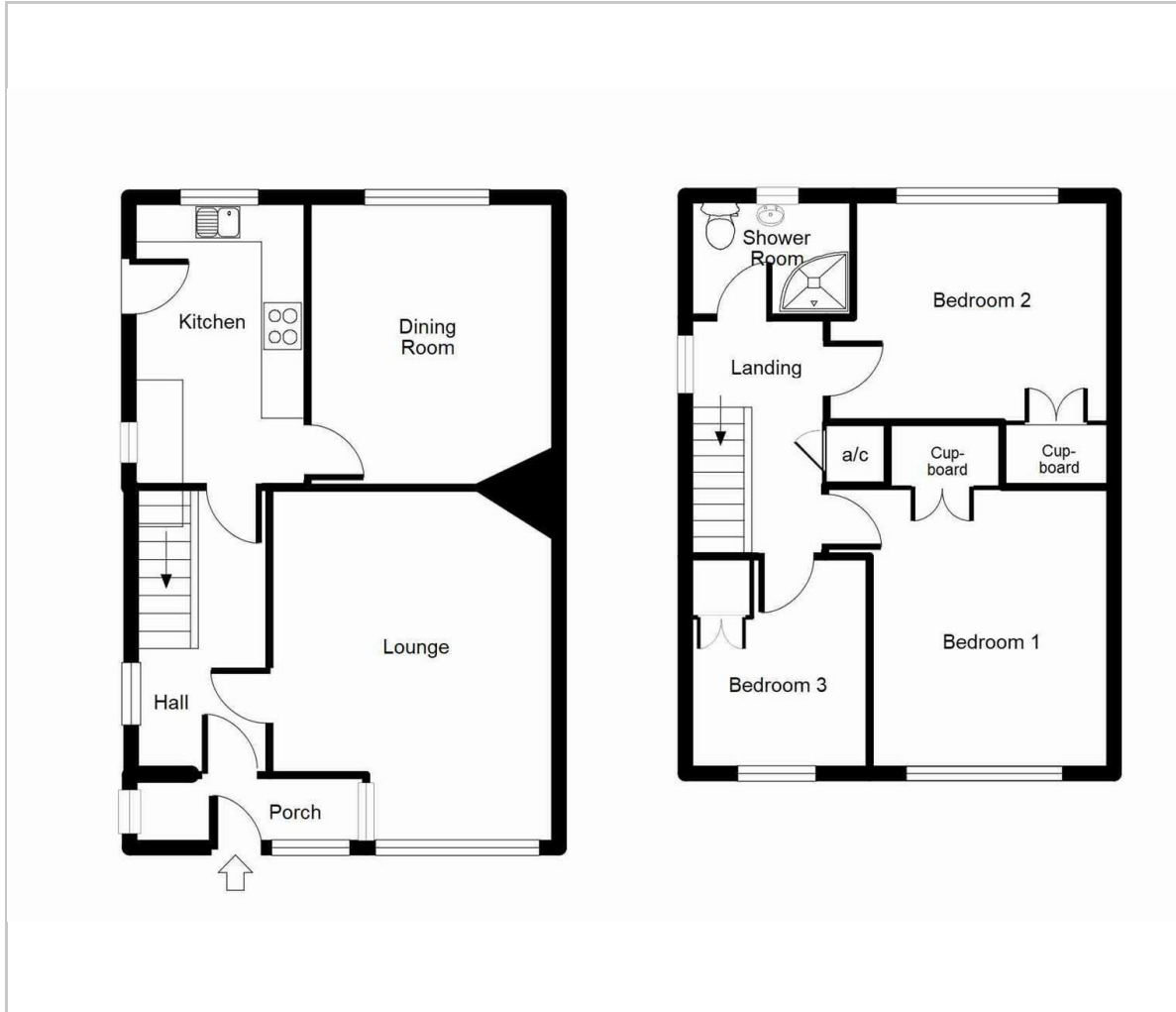
#### **Rear Garden**

Gate side access leads to the rear garden which is mainly laid lawn with a large patio seating area, gravelled areas, a greenhouse, mature shrubs & trees. two brick outbuildings, boundaries are fenced with hedgerows.





## Floor Plan



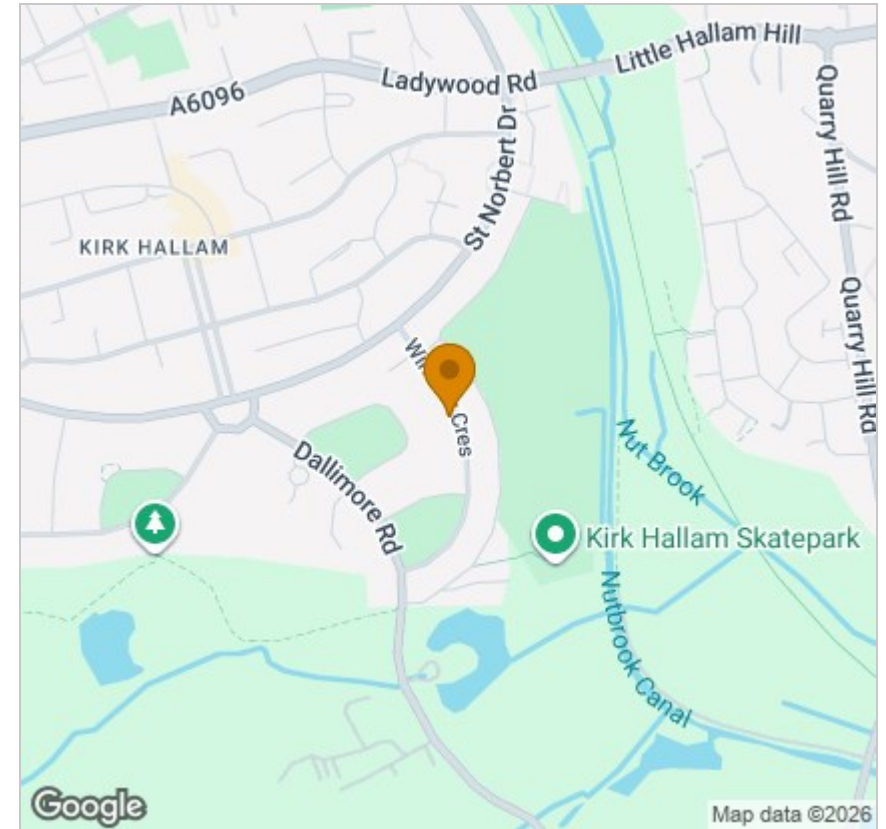
## Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

