



Pavilion Court
West Hallam, Derbyshire DE7 6JY

£259,995 Freehold

A RELATIVELY MODERN THREE STOREY,
THREE BEDROOM SEMI DETACHED
HOUSE.



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS RELATIVELY MODERN THREE STOREY, THREE BEDROOM, TWO BATHROOM, THREE TOILET SEMI DETACHED HOUSE LOCATED IN THIS QUIET RESIDENTIAL CUL DE SAC WITHIN THE POPULAR DERBYSHIRE VILLAGE OF WEST HALLAM.

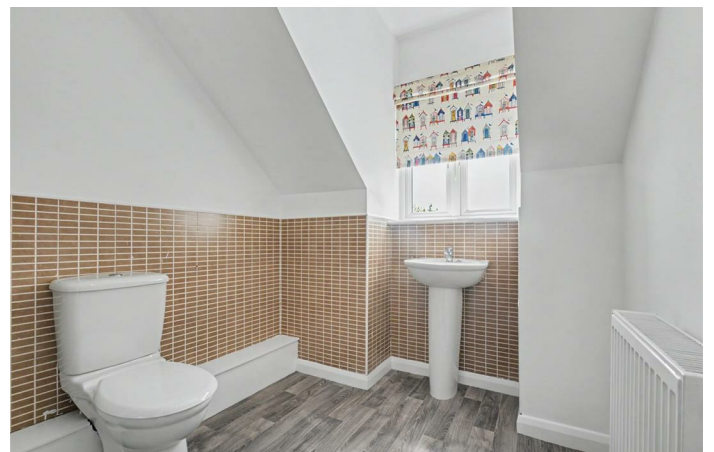
With accommodation over three floors, the ground floor comprises entrance hall, kitchen, WC and living room. The first floor landing then provides access to bedrooms two, three and the bathroom. A further staircase rises to the top floor where the principal bedroom with en-suite can be found.

The property also benefits from gas fired central heating, double glazing, off-street parking to the side of the property, semi detached garage, as well as two separate enclosed garden spaces.

The property is located in this quiet residential cul de sac within the sought after Derbyshire village of West Hallam, with views over the adjacent cricket ground to the front and also providing easy access to the village centre amenities.

There is also easy access to good nearby transport links including Ilkeston train station which is just a short distance away, as well as ample outdoor green space and countryside.

We believe the property will make an ideal first time buy or young family home which is certainly ready to move into having been freshly decorated and carpeted throughout. We highly recommend an internal viewing.



ENTRANCE HALL

16'5" x 6'7" (5.02 x 2.01)

Panel and double glazed front entrance door, staircase rising to the first floor with decorative wood spindle balustrade, wall mounted consumer unit, radiator and useful understairs storage cupboard. Doors leading through to the WC, kitchen and living room.

WC

6'5" x 2'11" (1.98 x 0.91)

Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap and tiled splashbacks. Radiator and extractor fan.

KITCHEN

14'5" x 6'4" (4.41 x 1.95)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating one and a half bowl sink unit with draining board mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, integrated fridge and freezer, in-built dishwasher, plumbing space for washing machine, boiler cupboard housing the recently installed gas fired conventional boiler system, breakfast bar with radiator underneath, double glazed window to the front (with fitted blind) and shelving.

LIVING ROOM

17'4" x 13'3" (5.30 x 4.06)

uPVC panel and double glazed French doors leading out to the rear garden patio with double glazed windows to either side of the doors, two radiators, media points and two Velux roof windows.

FIRST FLOOR LANDING

Doors to bedrooms two and three, and bathroom. Airing cupboard housing the water cylinder and storage shelving above, radiator and double glazed window to the front (with fitted blind). Further staircase with decorative wood spindle balustrade rising to the top floor.

BEDROOM TWO

13'3" x 10'5" (4.06 x 3.20)

Two double glazed windows to the rear and radiator.

BEDROOM THREE

9'3" x 6'7" (2.82 x 2.03)

Double glazed window to the front and radiator.

BATHROOM

6'4" x 6'2" (1.94 x 1.90)

Modern white three piece suite comprising panel bath with mixer tap, wash hand basin with mixer tap and push flush WC. Partial wall tiling, shaver point, extractor fan and radiator.

SECOND FLOOR LANDING

Door to principal bedroom.

PRINCIPAL BEDROOM

21'3" x 9'10" (6.48 x 3.00)

Double glazed dormer-style window to the front (with fitted blind), two radiators, TV and telephone points and three useful storage closets/wardrobes with hanging rails. Loft access point to an insulated loft space. Door to en-suite.

EN-SUITE

10'3" x 6'7" (3.14 x 2.03)

Three piece suite comprising separate shower cubicle with decorative boarding, glass shower door and mains shower, push flush WC and wash hand basin with mixer tap. Partial wall tiling, double glazed window to the rear (with fitted blind), radiator and extractor fan.

OUTSIDE

To the front of the property, there is a paved pathway providing access to the front entrance door with decorative plum slate chippings and an array of mature bushes and shrubbery. The front then wraps around to the side where there is a pedestrian gate providing access into the rear garden and adjacent to the footpath is a driveway providing off-street parking which in turn provides access to the brick built, pitched roof semi detached garage with pull up roller door. In addition to the main garden, there is also an additional garden space sitting adjacent to the rear of the garage which is enclosed by timber fencing and could be put to further use by the ongoing purchaser.

TO THE REAR

The rear garden is enclosed by timber fencing to the boundary lines and benefitting from a paved patio entertaining space leading onto a shaped lawn with planted beds and borders housing a variety of bushes, shrubbery and decorative plum slate chippings. To the foot of the plot, there is a further limestone slate bed which houses a timber storage shed. Within the garden, there is an external water tap, lighting point and power socket.

SEMI DETACHED BRICK BUILT GARAGE

15'10" x 9'10" (4.85 x 3.01)

With pitched tile roof, pull up roller door, power and lighting.

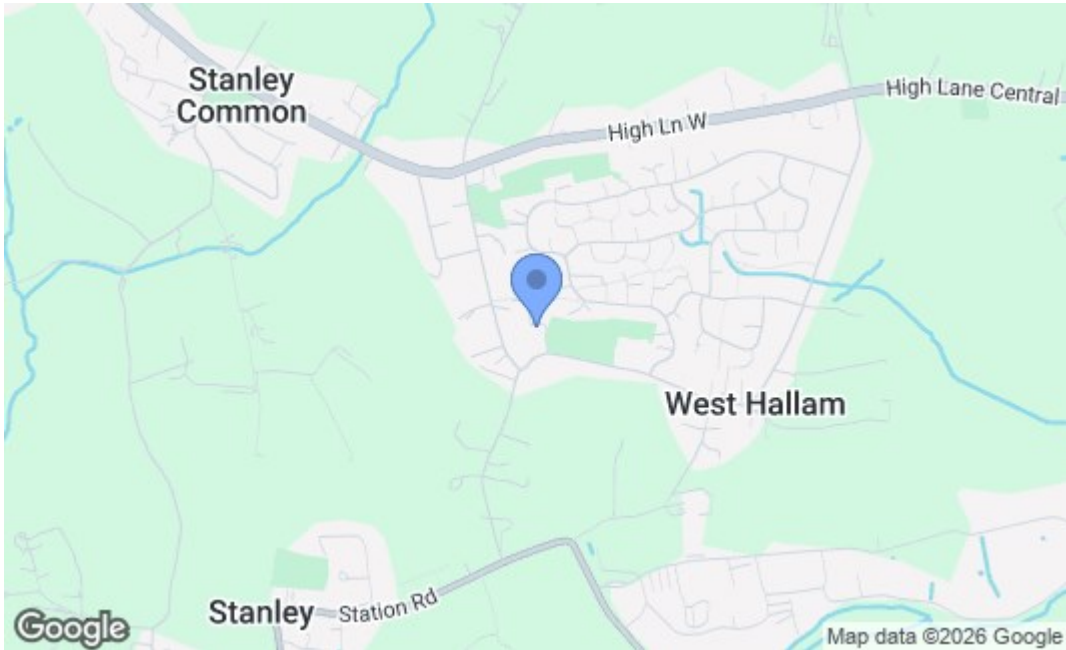
DIRECTIONS

From the centre of the village, proceed along Beech Lane before taking a right hand turn into Pavilion Court. Follow the bend in the road to the left and the property can be found on the left 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.