



Pavilion Court
West Hallam, Ilkeston DE7 6JY

£240,000 Freehold

A RELATIVELY MODERN THREE STOREY
THREE BEDROOM END TOWN HOUSE.



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS RELATIVELY MODERN THREE STOREY THREE BEDROOM TWO BATHROOM THREE TOILET END TOWN 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 of an entrance hall, kitchen, ground floor WC and living/dining room. The first floor landing provides access to bedrooms two and three, along side the bathroom suite. A further staircase rises to the top floor where the principal bedroom and en-suite can be found.

The property benefits from gas fired central heating, double glazing, double driveway to the front and an enclosed garden to the rear.

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



ENTRANCE HALL

16'11" x 6'7" (5.17 x 2.03)

Panel front entrance door, radiator, tiled floor, staircase rising to the first floor with decorative wood spindle balustrade and doors to WC, kitchen and lounge/diner.

KITCHEN

15'3" x 6'3" (4.65 x 1.93)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite-style roll top work surface incorporating four ring gas hob with extractor over and oven beneath. Inset one and a half bowl sink unit with draining board, mixer tap and tiled splashbacks. Plumbing space for washing machine, space for full height fridge/freezer, double glazed window to the front (with fitted blinds), boiler cupboard housing the gas fired combination boiler (for central heating and hot water), radiator and tiled floor.

WC

6'7" x 3'2" (2.03 x 0.97)

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

LOUNGE/DINER

19'3" max x 13'4" (5.87 max x 4.07)

Double glazed French doors opening out to the rear garden with double glazed windows to either side of the doors, two Velux roof windows, media points, radiator and ample space for dining table and chairs, feature Adam-style fire surround with decorative insert.

FIRST FLOOR LANDING

Decorative wood spindle balustrade, radiator, double glazed window to the front and further turning staircase rising to the top floor. Doors to bedrooms two and three.

BEDROOM TWO

13'5" x 10'2" (4.09 x 3.11)

Two double glazed windows to the rear (with fitted blinds) and radiator.

BEDROOM THREE

9'7" x 6'7" (2.93 x 2.03)

Double glazed window to the front and radiator.

BATHROOM

6'5" x 6'4" (1.98 x 1.94)

Modern white three piece suite comprising panel bath, wash hand basin with mixer tap and push flush WC. Tiling to dado height and radiator.

TOP FLOOR LANDING

Door to principal bedroom.

BEDROOM ONE

21'1" x 9'9" (6.44 x 2.98)

Double glazed window to the front, radiator, three useful storage closets and door to en-suite.

EN-SUITE

10'9" x 6'4" (3.29 x 1.95)

A three piece suite comprising separate shower cubicle with shower attachment and glass screen, push flush WC and wash hand basin with mixer tap and storage cabinets beneath, tiled splashbacks. Double glazed window to the rear (with fitted blind) and radiator.

OUTSIDE

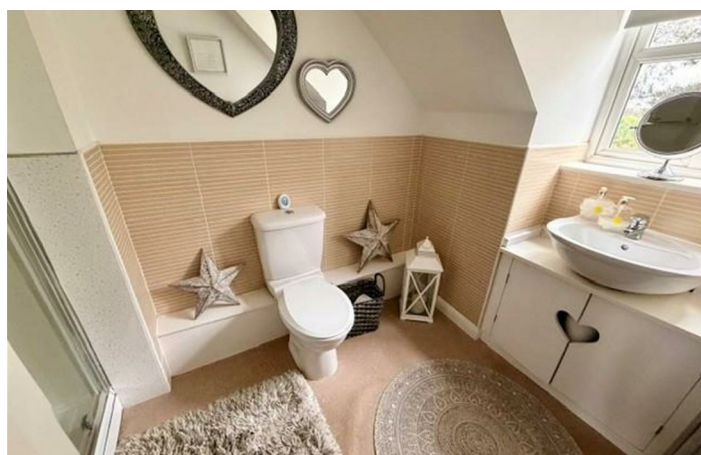
To the front of the property, there is a double tarmac driveway providing side-by-side off-street parking for two vehicles. A pathway leads down the left hand side of the property with decorative gravel stone chippings and pedestrian gate leading into the rear garden.

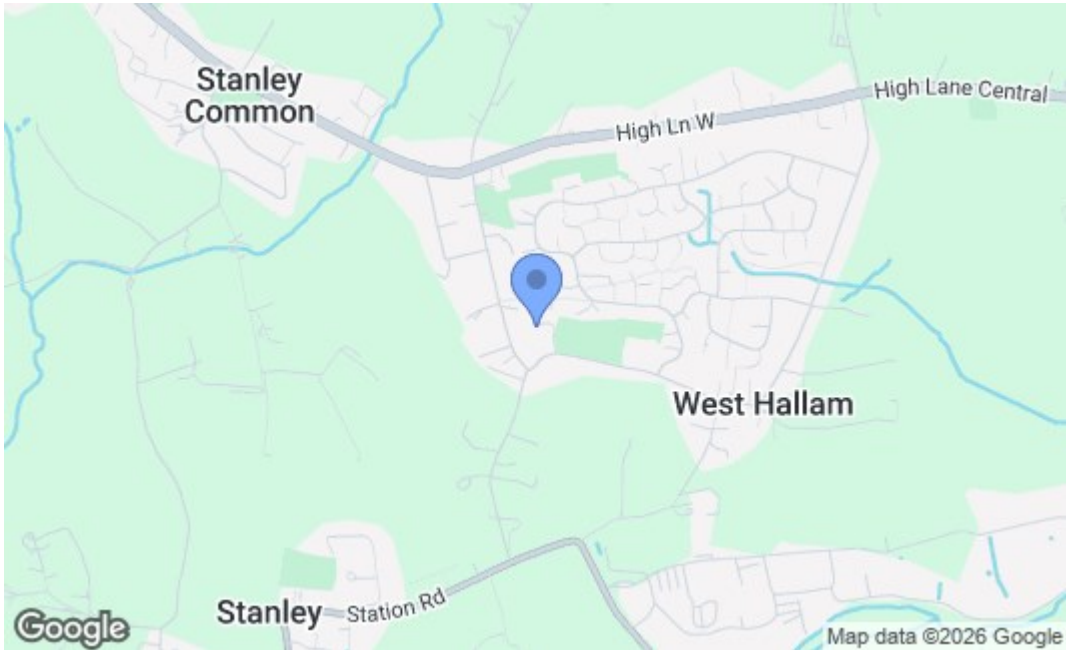
TO THE REAR

The rear garden is enclosed by slatted-style timber fencing to the boundary lines incorporating a good size paved patio area (ideal for entertaining) leading onto a raised deck situated in the back right hand corner of the plot. The garden also benefits from artificial lawn, pedestrian access leading back down the side of the house to the front and an external water tap and lighting point.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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.