

£220,000

Pavilion Court, Ilkeston DE7 6JY

Town House | 3 Bedrooms | 2 Bathrooms



# **Step Inside**

## **Key Features**

- Modern SpaciousTownhouse
- Beautifully Presented
- Accommodation ArrangedOver Three Floors
- Entrance Hall & Guest WC

- Fitted Breakfast Kitchen
- Lounge Dining Room
- First Floor Two Bedrooms
- & Bathroom
- Second Floor MasterBedroom & En-Suite

- Off Street Parking & Garden
- Internal Viewing Essential
- GUIDE PRICE £220,000 £230,000

## **Property Description**

GUIDE PRICE £220,000 - £230,000 - Derbyshire Properties are delighted to offer to the market this beautifully presented spacious and modern mid-townhouse which is situated in a highly desirable residential location in West Hallam.

## **Main Particulars**

GUIDE PRICE £220,000 - £230,000 -

Derbyshire Properties are delighted to offer to the market this beautifully presented spacious and modern mid-townhouse which is situated in a highly desirable residential location in West Hallam. Ideally placed for all local amenities and the highly regarded local schools, the accommodation is arranged over three floors and comprises: Entrance Hallway, Guest WC, Fitted Breakfast Kitchen and Lounge Dining Room overlooking the rear garden. To the first floor there are Two Bedrooms and a Family Bathroom and the Master Bedroom and En-Suite is located on the second floor. Externally there are two parking spaces and a low maintenance enclosed rear garden. An internal inspection is highly recommended.

#### Entrance Hall

With a door to the front elevation, radiator, staircase rising to the first floor and doors to:

#### Guest Wc

Fitted with a close coupled WC, pedestal wash hand basin and tiled splash backs.

#### Kitchen Breakfast Room

1.89 x 4.58 (6'2" x 15'0") - Fitted with a matching range of wall and base units with rolled worktops over, integrated appliances including a gas hob with extractor hood above wall mounted electric oven and microwave, automatic washing machine, space for a fridge freezer, pull out larder unit, wall mounted gas boiler, one and a half bowl sink unit with mixer tap over, radiator, double glazed window to the front elevation.

## Lounge Dining Room

4.06 max x 5.17 max (13'3" max x 16'11" max) - With double glazed French doors and windows to the rear elevation, two double glazed velux roof windows to the rear elevation, radiator and a wall mounted electric fire suite.

## First Floor Landing

With a double glazed window to the front elevation and doors to:

#### Bedroom Two

 $4.08 \times 3.12$  (13'4"  $\times$  10'2") - With two double glazed windows to the rear elevation and a radiator.

## Family Bathroom

Fitted with a white three piece suite comprising of a paneled bath, close coupled WC, pedestal wash hand basin, complimentary ceramic tiling to splash back areas and a radiator.

#### Bedroom Three

2.03 x 2.94 (6'7" x 9'7") - With a double glazed window to the front elevation and a radiator.

## Second Floor Landing - Door to Master Bedroom

2.96 x 6.01 (9'8" x 19'8") - This spacious and well appointed master bedroom suite boasts three built-in wardrobes, a double glazed window to the front elevation, radiators and door to:

## En-Suite Shower Room

Fitted with a white three piece suite comprising of an over sized walk-in shower enclosure with mains shower, close coupled WC, pedestal wash hand basin, complimentary ceramic tiling to splash back areas, radiator and a double glazed window to the rear elevation.

#### Outside

To the front there is a tarmacadam frontage with off street parking.

The enclosed rear garden has been designed in a low maintenance style with paving, decorative borders and fenced boundaries.

## Disclaimer

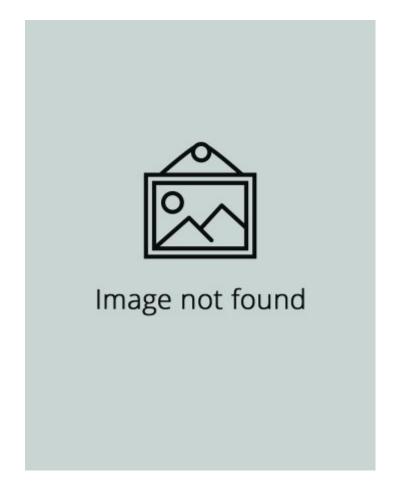
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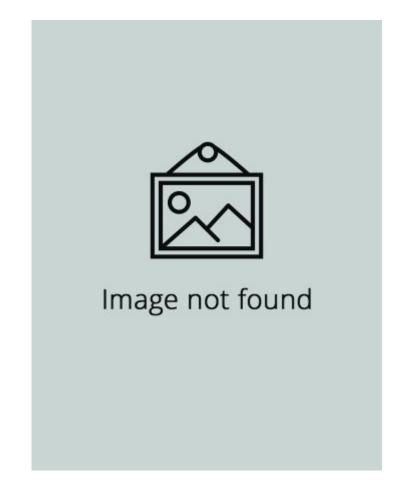






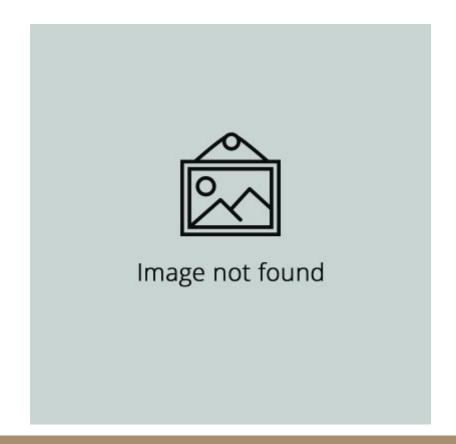






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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