



£230,000

The Village, Ilkeston DE7 6GR

Cottage | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Character Cottage
- Village Location
- Two Bedrooms
- Gas Central Heating & Part Double Glazing
- No Upward Chain
- Corner Plot
- Planning permission for 2 vehicles and a single storey extension (can be viewed upon request)
- Council Tax Band B

Property Description

Derbyshire Properties are pleased to present this beautifully presented character cottage in a poplar village location.

Main Particulars

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Entrance Porch

With timber french doors to the front elevation, light, door leading to the lounge.

Living Room

6.10 x 4.17 (20'0" x 13'8") - With timber french doors to the front elevation, light, door leading to the lounge.

Kitchen

2.49 x 2.44 (8'2" x 8'0") - With wall and base units incorporating working surfaces over, stainless steel sink unit with mixer tap over and tiled splash backs, wall mounted gas boiler, door leading to the conservatory

Conservatory

3.23 x 1.75 (10'7" x 5'8") - With tiling to the floor, light and power, radiator, french doors leading to the rear garden.

Landing

With airing cupboard housing tank, window to the rear elevation.

Bedroom One

4.14 x 3.84 (13'6" x 12'7") - With georgian windows to the front and side elevations, radiator.

Bedroom Two

2.44 x 2.01 (8'0" x 6'7") - With window to the rear elevation, radiator.

Bathroom

Comprising a three piece suite of low level wc, pedestal wash hand basin, panelled bath, obscure glazed window to the front elevation, radiator.

Outside

The property is set on a good sized corner plot with mature gardens to the front, side and rear, with mature shrubs and trees, pond and paved patio area. There is planning permission for parking (2 vehicles) and a single storey extension to the rear. Plans are available to view upon request.

Location

West Hallam is a popular, picturesque village in Derbyshire which boasts a host of amenities including: Tesco express, two doctors surgeries, a variety of take-aways, village public house, estate agent, beauty salon and hairdresser. The village is extremely popular with all demographics , families who wish The local Primary and Secondary schools are well regarded and The Village holds many community events, the most popular and well known is the well dressings which are held in the heart of the village in the month of July. It is an ideal commuter base for Derby, Nottingham, the M.1 Motorway and the A38. Shipley Country Park is close by and is very popular with walkers, ramblers and horse riders.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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

Telephone: 01773 832355

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