



£295,000

Derwent Avenue, Ilkeston DE7 6JE

Detached House | 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Extended Detached Home
- Dining Kitchen
- Four Bedrooms
- En Suite to Master Bedroom
- Family Bathroom
- Garden Driveway and Garage to the Front
- Beautiful Landscaped Garden at the Rear
- No Upward Chain
- Council tax band C

Property Description

Derbyshire Properties are delighted to offer to the sales market this well presented extended detached home situated in the ever popular village of West Hallam.

Main Particulars

Derbyshire Properties are delighted to offer this well presented extended detached home, with no upward chain, situated in the ever popular village of West Hallam. The accommodation comprises: Entrance hallway, lounge, rear sitting room, dining kitchen and w.c to the ground floor and to the first floor landing there are four bedrooms master with en-suite and a family bathroom. Outside to the front elevation there is a garden and driveway that leads to the garage and at the rear there is a beautiful landscaped garden.

Entrance Hall

With double glazed window and door to the front elevation, radiator, laminate flooring, stairs leading up to the first floor landing.

Lounge

4.09m x 3.05m (13'5" x 10') - With feature fireplace incorporating electric fire, double glazed bay window to the front elevation, two radiators.

Dining Kitchen

5.05m x 3.05m (16'7" x 10') - Comprising a range of wall, base and drawer units incorporating working surfaces over, fitted range cooker with extractor hood over, one and a half bowl sink unit with mixer tap over and tiled splash backs, plumbing for dishwasher and automatic washing machine, under the stairs storage cupboard, double glazed window and french doors to the rear elevation, radiator, laminate flooring.

Rear Sitting Room

4.04m x 2.41m (13'3" x 7'11") - Multifunctional room could be used as an office, playroom, dining room or indeed a ground floor bedroom having the access to the ground floor w.c. With double glazed window to the rear and double patio to the rear elevation.

Ground Floor W.C

With low level w.c, wall mounted wash hand basin.

Landing

With access to the loft space.

Master Bedroom

3.53m x 2.92m (11'7" x 9'7") - With a range of fitted wardrobes, radiator, double glazed window to the front elevation.

En-Suite

Comprising a three piece suite of: shower enclosure with mains fed shower above, his and hers wash hand basins and w,c set into vanity unit, additional storage, wall mounted radiator, double glazed window to the side elevation.

Bedroom Two

4.27m x 2.41m (14' x 7'11") - With fitted wardrobe, radiator, double glazed window to the rear elevation.

Bedroom Three

4.17m x 2.46m (13'8" x 8'1") - With with radiator and double glazed window to the rear elevation.

Bedroom Four

3.53m x 2.92m (11'7" x 9'7") - With double glazed window, radiator, storage cupboard.

Family Bathroom

Comprising wash hand basin and w.c set into vanity unit paneled bath with mains fed shower over, radiator, double glazed window to the rear elevation, exposed floor boards.

Outside

To the front of the property there is a garden, driveway and single attached garage. At the rear there is a beautiful landscaped garden with stone patio and stone wall that retains the well stocked borders of mature plants, for ease of maintenance there is artificial grass laid. Outdoor light and tap.

Additional Information

The property benefits from solar panels, which lease the roof space, still with the benefit of reduced rates. There is the option to buy back to receive the full benefit, should a buyer wish to do so.

Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
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- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
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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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