Robert Ellis

look no further. . .

Derwent Avenue
West Hallam, Derbyshire DE7 6JE

A FOUR BEDROOM DETACHED FAMILY HOUSE IN A CORNER POSITION.

Offers Around £330,000 Freehold

0115 949 0044

/robertellisestateagent

@robertellisea

ROBERT ELLIS HAVE GREAT PLEASURE IN WELCOMING TO THE MARKET THIS WELL PRESENTED AND SPACIOUS CORNER POSITION FOUR BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises side entrance hallway, useful ground floor WC, bay fronted breakfast kitchen, "L" shaped open plan family living dining room and garden room. The first floor landing then provides access to four bedrooms and a bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking to the rear and enclosed sunny aspect rear garden. There is also great potential to extend (subject to the relevant permissions and approvals).

The property is located in this popular and desirable Derbyshire village location, within close proximity to nearby amenities and shopping facilities, as well as transport links to an from the surrounding area, including that of the Ilkeston train station which is just a short distance away, as well as ample outdoor countryside access, including that of Straw's Bridge and to and from the Nutbrook Trail.

Due to the overall size of accommodation, we believe that the property would make an ideal family home and we highly recommend an internal viewing.

ENTRANCE HALL
8'6" x 5'9" (2.60 x 1.77)
uPVC panel and double glazed entrance door with full height double glazed window to the side of the door, staircase rising to the first floor with decorative wood spindle balustrade and curved handrail, internal doors leading through to the living room, kitchen and WC, laminate flooring, wall mounted upgraded electrical consumer box.

GROUND FLOOR WC
6'0" x 3'6" (1.83 x 1.07)
Modern white two piece suite comprising push flush WC, wash hand basin with mixer tap, tiled splashbacks and storage cabinets beneath. Double glazed window to the side (with fitted roller blind), tiled floor, wall mounted gas fired combination boiler (for central heating and hot water purposes).

"L" SHAPED OPEN PLAN FAMILY LIVING DINING SPACE
max 22'9" x 18'3" (max 6.94 x 5.57)
Sliding double glazed patio doors opening out to the rear garden (with fitted blinds), additional double glazed window to the front of the dining area (with fitted blinds), spotlights to the ceiling, media points, three radiators, double doors leading to the garden room.

GARDEN ROOM
11'1" x 9'5" (3.40 x 2.88)
uPVC panel and double glazed exit door to the garden patio with double glazed window to the side of the door (with fitted blinds), additional double glazed window to the rear (with fitted blinds), radiator, coving, wall light points, media points.

BAY FRONTED BREAKFAST KITCHEN
12'4" x 10'0" (3.78 x 3.05)
The kitchen is equipped with a matching range of fitted base and wall storage cupboards and drawers, with marble effect roll top work surfaces incorporating one and a half bowl sink unit with draining board and swan-neck mixer tap. Matching marble effect style splashbacks, integrated appliances including fridge, freezer, slimline dishwasher, four ring hob with curved LED lit extractor canopy over and oven beneath. Further space for under-counter fridge and/or freezer, in-built washing machine space, double glazed bow window to the front (with curved fitted blinds), tiled flooring.

FIRST FLOOR LANDING
Doors to all four bedrooms and bathroom. Loft access point to a partially boarded attic space. Decorative wood spindle balustrade.

BEDROOM ONE
14'0" x 10'2" (4.29 x 3.12)
Two double glazed windows to the rear (with fitted blinds), radiator, coving.

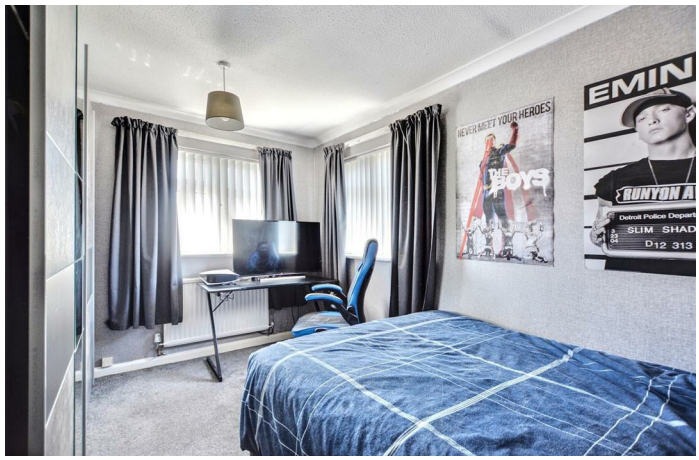
BEDROOM TWO
12'4" x 8'7" (3.77 x 2.62)
Double glazed windows to both the side and rear (with fitted blinds), radiator, coving.

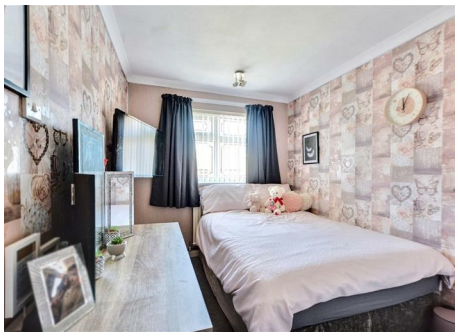
BEDROOM THREE
11'3" x 7'5" (3.45 x 2.27)
Double glazed window to the front (with fitted blinds), radiator, coving, fitted double wardrobe.

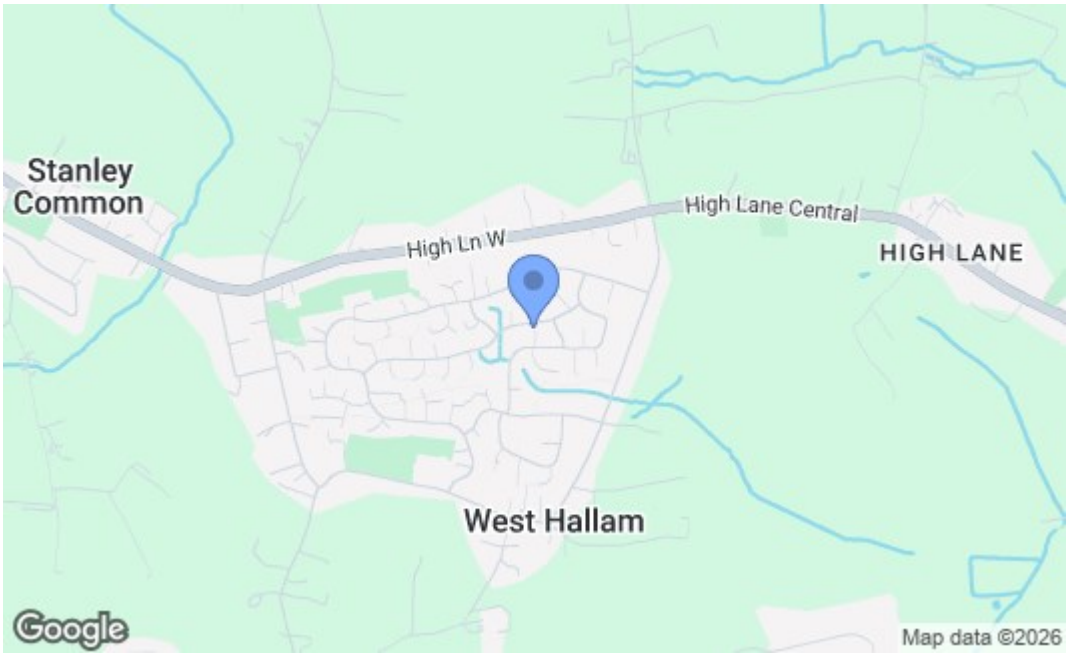
BEDROOM FOUR
8'3" x 5'6" (2.53 x 1.68)
Double glazed window to the front (with fitted blinds), radiator, laminate flooring.

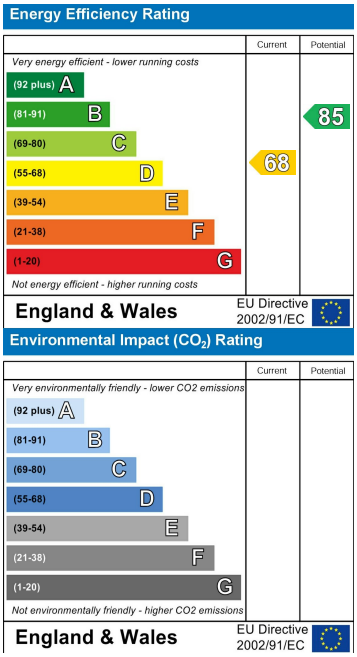
BATHROOM
8'1" x 6'5" (2.48 x 1.96)
Modern white four piece suite comprising curved panel bath with mixer tap, separate tiled and enclosed shower cubicle with dual attachment mains shower, glass shower screen/folding shower door, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Contrasting but fully tiled walls and floor, double glazed window to the front (with fitted roller blind), chrome ladder towel radiator.

OUTSIDE
The property sits on a generous overall corner plot with lawns to the front and side with decorative plum slate borders housing a variety of bushes to the boundary line. Paved pathway leading to a pedestrian gate which then opens out into the rear and side entrance door. The enclosed side and rear gardens have both timber fencing with concrete posts and gravel boards and hedgerows to the boundaries. The side and rear gardens offer a variety of different spaces with a good sized patio area (ideal for entertaining), leading onto an enclosed lawn section which wraps around both the side and rear of the property. There is an additional paved patio area to the side, this area also incorporates space for a timber storage shed. Within the garden there is an external water tap and various lighting points. Beyond the garden to the rear, accessed via the neighbouring road of Darley Drive, there is a lowered kerb entry point to a rear driveway space.









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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044