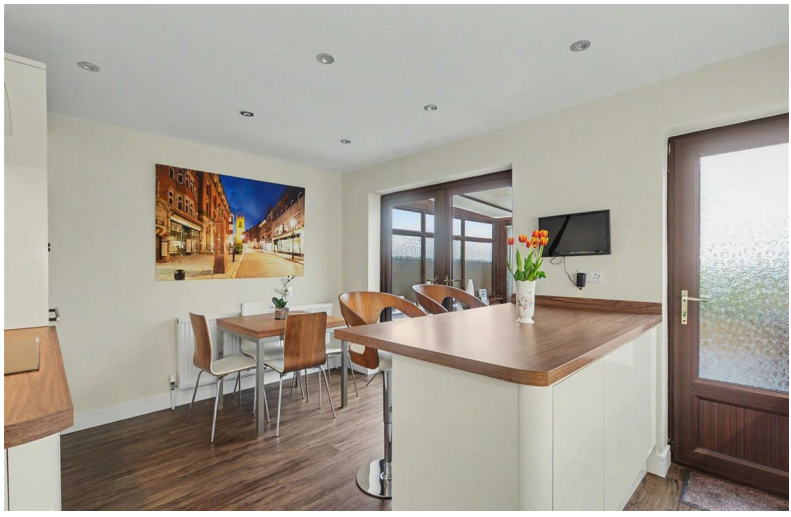
Robert Ellis

*look no further. . .*







Brassington Close
West Hallam, Derbyshire DE7 6NX

A THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

**£230,000 Freehold**

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN. THIS THREE BEDROOM SEMI DETACHED HOUSE WITH CONSERVATORY IS POSITIONED IN THE QUIET RESIDENTIAL CUL DE SAC WITHIN THIS EVER-POPULAR DERBYSHIRE VILLAGE. SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hall, living room, full width kitchen diner and conservatory. The first floor landing provides access to three bedrooms and bathroom.

The property also benefits from gas fired central heating, double glazing, off-street parking, detached brick built garage with electric garage door with power and lighting, and an enclosed rear garden.

The property is located in this quiet cul de sac within this Derbyshire village which offers a selection of village amenities and popular village school.

There is also easy access to nearby Ilkeston town centre which offers a variety of national and independent retailers, as well as transport links and an array of open countryside and green space.

We believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.





ENTRANCE HALL
7'1" x 4'4" (2.17 x 1.34)
uPVC panel and double glazed front entrance door with double glazed window to the side of the door, staircase rising to the first floor, radiator, alarm control panel. Door to living room.

LIVING ROOM
14'3" x 11'10" (4.35 x 3.63)
Double glazed window to the front, media points, radiator, coving, Adam-style fire surround with decorative marble insert and hearth housing a coal effect fire.

KITCHEN DINER
15'1" x 11'1" (4.60 x 3.39)
The kitchen comprises a matching range of handle-less fitted soft-closing base and wall storage cupboards and drawers, with laminate style roll top work surfaces incorporating one and a half bowl sink unit with draining board and central swan-neck mixer tap, fitted four ring hob with curved extractor canopy over, in-built double oven and microwave, integrated appliances including fridge, freezer, dishwasher and washer/dryer machine, matching central island unit incorporating space for a breakfast bar and bar stools, spotlights, uPVC panel and double glazed exit door to outside, double glazed French doors leading into the conservatory, additional double glazed window to the side, radiator, laminate style flooring.

CONSERVATORY
9'2" x 7'7" (2.81 x 2.33)
Brick and double glazed construction with sloping ceiling, double glazed windows to both side and rear (some with fitted blinds), uPVC panel and double glazed exit door to the garden, laminate style flooring, power and lighting points.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted blind), decorative wood spindle balustrade, coving, loft access point to a partially boarded loft space, storage cupboard with shelving. Doors to all bedrooms and bathroom.

BEDROOM ONE
11'8" x 8'10" (3.56 x 2.70)
Double glazed window to the front, radiator, coving, fitted wardrobe.

BEDROOM TWO
11'9" x 8'10" (3.59 x 2.71)
Double glazed window to the rear overlooking the rear garden, radiator, laminate floor, coving, recess space for wardrobe.

BEDROOM THREE
8'0" x 6'5" (2.46 x 1.97)
Double glazed window to the front (with fitted blind), radiator, coving.

BATHROOM
6'9" x 5'10" (2.08 x 1.80)
Modern white three piece suite comprising "P" shaped bathtub with glass shower screen, mixer tap and mains dual head shower attachment over, wash hand basin with mixer tap and storage cabinet beneath, push flush WC. Fully tiled walls and floor, double glazed window to the rear, radiator.

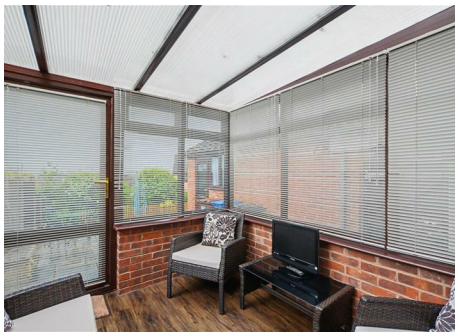
OUTSIDE
To the front of the property, there is a tarmac driveway which leads down the right hand side of the property providing off-street parking leading to the detached brick built garage, with electric garage door and access into the rear garden. Planted rockery and decorative gravel stone chippings with pathway leading to the front entrance door.

TO THE REAR
The rear garden is enclosed by timber fencing to the boundary lines, designed for straightforward maintenance, extensive slab and paved patio area (ideal for entertaining) with picket style fence and access to the rear part of the garden where there is fencing to the boundary line and an array of mature and specimen bushes, shrubbery and fruit trees. There is an external water tap and lighting.

DETACHED BRICK BUILT GARAGE
Up and over electric door, pitched and tiled roof, personal access door to the side, window, power and lighting.







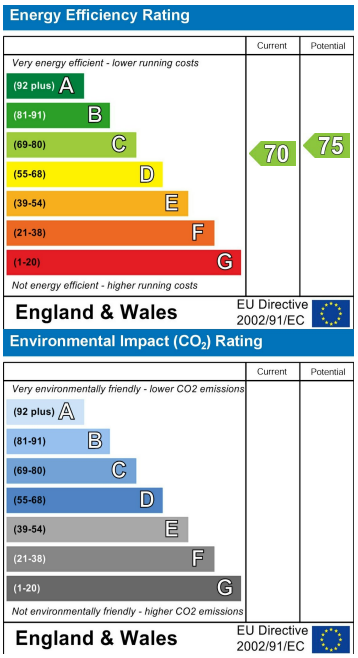













These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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