Robert Ellis

look no further. . .

Bunting Close
Kirk Hallam, Derbyshire DE7 4JE

A THREE BEDROOM SEMI DETACHED HOUSE.

Offers In The Region Of

Offered for the first time in a generation is this three bedroom semi detached house.

Tucked away at the head of a small cul de sac and set back from the road with an attractive cottage-style front garden and a pleasant, beautifully presented rear garden which offers a good degree of privacy and lawn.

The property benefits from a garage and workshop, accessed from a rear service lane.

The property is centrally heated with a modern combination boiler serving radiators and has been well maintained over the years. However, some upgrading and modernisation is required, offering great potential for the next home owner to put their mark upon it to make it a fantastic family home.

The accommodation comprises entrance porch, hallway, through lounge/diner, kitchen and large rear lobby/utility room. To the first floor, the landing provides access to three well proportioned bedrooms and family bathroom.

Situated in this popular residential suburb within walking distance of local schools for all ages, open space and countryside is on the doorstep, as well as a regular bus service. There are good road links leading to the nearby market town of Ilkeston, with Nottingham and Derby being within easy reach.

The property is offered for sale with NO UPWARD CHAIN. Viewing is recommended.

ENTRANCE PORCH
Windows and front entrance door. Further door to hallway.

HALLWAY
Radiator, stairs to the first floor.

THROUGH LOUNGE/DINER
19'8" x 11'5" (6 x 3.48)
Radiator, window to the front, window and door to the rear. Door to kitchen.

KITCHEN
9'6" x 8'10" (2.91 x 2.7)
Stainless steel sink unit with single drainer. Work surfacing, gas cooker point, plumbing and space for washing machine. Fitted full height cupboard, window to the rear. Door to rear lobby/utility.

REAR LOBBY/UTILITY
6'3" x 5'8" (1.93 x 1.73)
Understairs store cupboard and door to side porch which has doors leading to the front and rear.

FIRST FLOOR LANDING
Built-in airing cupboard housing gas combination boiler (for central heating and hot water).

BEDROOM ONE
10'5" x 10'2" (3.20 x 3.10)
Overstairs store cupboard, radiator, window to the front.

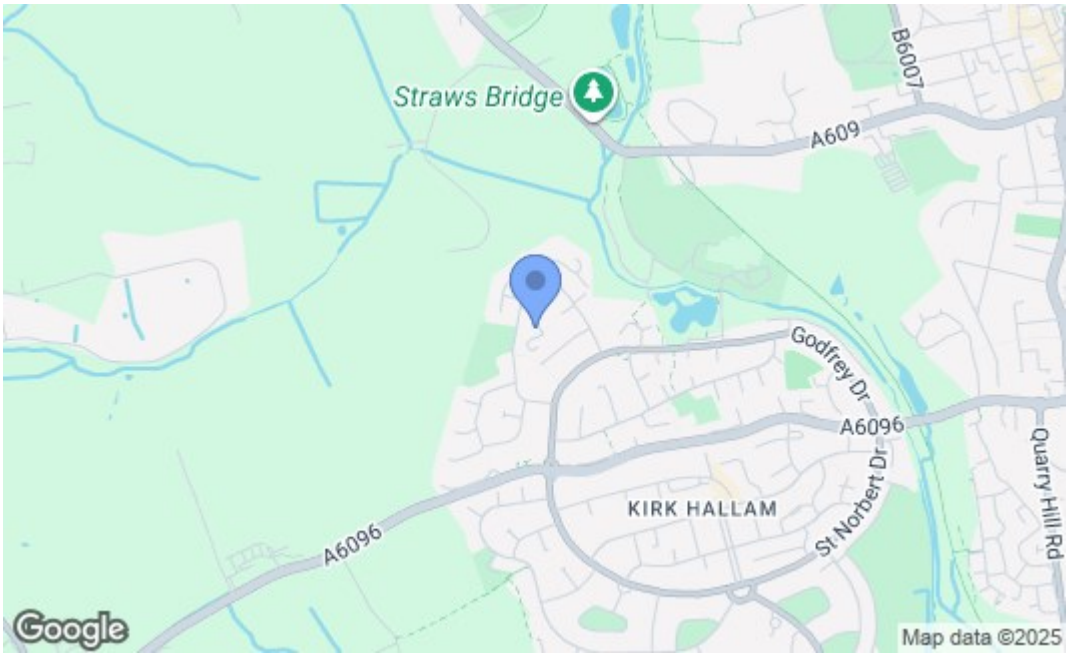
BEDROOM TWO
11'7" reducing to 8'6" x 9'0" (3.55 reducing to 2.61 x 2.75)
Fitted wardrobes to one wall, radiator, double glazed window to the rear.

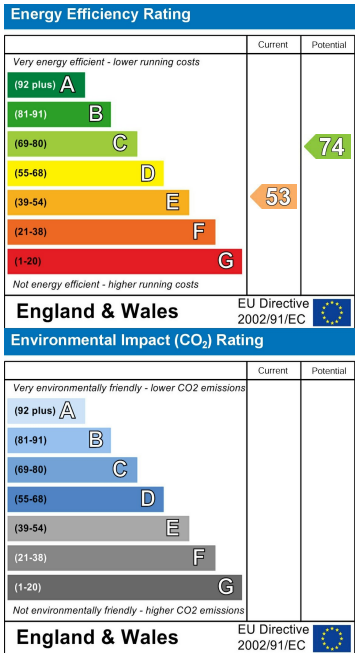
BEDROOM THREE
10'8" x 6'3" less wardrobes (3.26 x 1.93 less wardrobes)
Fitted wardrobes, overstairs store cupboard, radiator, window to the front.

BATHROOM
7'8" x 5'7" (2.34 x 1.72)
Three piece suite comprising wash hand basin, low flush WC, bath with electric shower over. Window.

OUTSIDE
The property is tucked away in the corner of a small cul de sac with pedestrian gate leading to the front garden which is attractively landscaped with paving, ornamental shrubs and flowerbeds, giving a cottage feel. There is a gate at the side of the property which leads to the covered porch which gives access to the side door. Door to garage, door to rear garden. The rear garden is enclosed and offers a good degree of privacy, has a generous section of garden laid to lawn, flanked with colourful and well managed shrub beds and borders creating a cottage style garden. There is a greenhouse, garden shed and outside tap. Pedestrian gate leading to the rear service yard and lane and access to the sectional concrete single garage with a workshop behind.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.





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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