Robert Ellis

look no further. . .

Fernilee Close

West Hallam, Derbyshire DE7 6NG

A THREE BEDROOM DETACHED FAMILY HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN POSITIONED IN A QUIET RESIDENTIAL CUL DE SAC LOCATION.

£249,995 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF NO UPWARD CHAIN THIS TRADITIONAL THREE BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS QUIET AND ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, kitchen and open plan "L" shaped lounge/dining room. The first floor landing then provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, detached garage and enclosed garden space to the rear.

The property is located in this quiet residential cul de sac in West Hallam which offers good access links to a vast array of shops, services and amenities in the nearby town of Ilkeston. There is also easy access to open countryside, as well as good transport links including Ilkeston train station.

The property comes to the market with the added benefit of being sold with NO UPWARD CHAIN and would make an ideal family home. We highly recommend an internal viewing.

ENTRANCE HALL
8'6" x 5'6" (2.61 x 1.69)
uPVC panel and double glazed side entrance door with stained glass double glazed window to the side of the door, staircase rising to the first floor with decorative wood spindle balustrade, radiator, coat pegs, wall mounted electrical consumer box. Doors to living room, kitchen and WC.

WC
5'4" x 3'5" (1.64 x 1.06)
Housing a two piece suite comprising push flush WC and wash hand basin with mixer tap, tiled splashbacks. Wall mounted gas fired combination boiler (for central heating and hot water purposes), tiled floor, radiator, Georgian-style double glazed window to the side (with fitted roller blind).

KITCHEN
10'9" x 10'0" (3.28 x 3.07)
A matching range of fitted base and wall storage cupboards with laminate-style roll top work surfaces incorporating one and a half bowl sink unit with draining board and central mixer tap. Fitted four ring hob with curved extractor fan over, in-built eye level double oven combination grill and microwave, plumbing and space for under-counter washing machine. Glass fronted crockery cupboards, integrated fridge and freezer, double glazed Georgian-style window to the front (with fitted roller blind), coving. Door with access back through to the hallway, archway with Georgian-style panel and glazed door into the dining area.

OPEN PLAN FAMILY LIVING/DINING SPACE
22'10" x 18'4" (6.97 x 5.61)
Double glazed Georgian-style French doors opening out to the rear garden with matching double glazed panels to either side of the door, additional double glazed windows to both the front and the rear, two radiators, decorative exposed brick chimney breast with tiled hearth, ample space for dining table and chairs, media points. Doors leading back through to the kitchen and entrance hallway.

FIRST FLOOR LANDING
Doors to all three bedrooms and bathroom. Storage cupboard with shelving. Loft access point with some boarding, lighting point and insulation in the roof space.

BEDROOM ONE
14'0" x 10'7" (4.27 x 3.25)
Two Georgian-style double glazed windows to the rear, radiator.

BEDROOM TWO
12'3" x 8'8" (3.75 x 2.65)
A dual aspect room with Georgian-style double glazed windows to both the front and rear (both with fitted roller blinds), radiator.

BEDROOM THREE
10'9" x 6'10" (3.30 x 2.10)
Georgian-style double glazed window to the front (with fitted roller blind), radiator, useful fitted overstairs walk-in wardrobe with shelving and hanging rail.

BATHROOM
6'8" x 6'7" (2.05 x 2.02)
Three piece suite comprising shaped panel bath with central mixer tap and mains run shower over, wash hand basin with mixer tap, low flush WC. Partial wall tiling, chrome ladder towel radiator, Georgian-style double glazed window to the front (with fitted roller blind), wall tiling, spotlights, inset extractor unit.

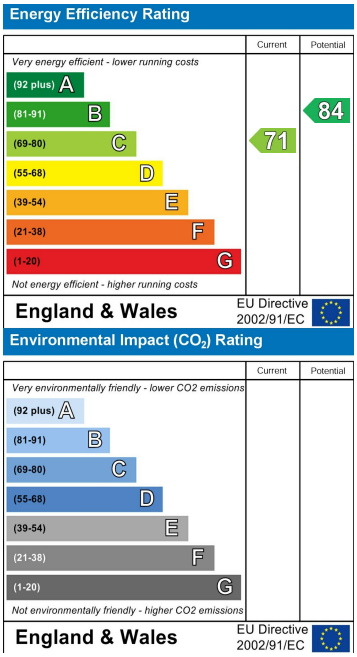
OUTSIDE
To the front of the property there is a front lawn with contrasting gravel and slate chippings incorporating a variety of planted bushes and shrubbery. Lowered kerb entry point to a driveway which leads down the right hand side of the property providing access to the side door and garage.

TO THE REAR
Enclosed by timber fencing to the boundary line and offers an initial paved patio seating area (ideal for entertaining), shaped pathway leading onto a shaped and edged lawn with planted borders housing a well stocked variety of mature and specimen bushes, shrubs, trees and plants. To the foot of the garden there is a further patio seating area and decorative gravel chippings making an ideal shaded seating spot. Within the garden there are external lighting points and water tap. Access down the side of the property leading back to the front.

DETACHED PITCHED ROOF GARAGE
Up and over door to the front, power and lighting points.

DIRECTIONAL NOTE
Leave Ilkeston and proceed towards West Hallam on High Lane. At the first crossroads, take a left onto St Wilfred's Road. Take a right hand turn onto Derbyshire Avenue and then take a left hand turn onto Peveril Crescent. Follow the bends in the road before taking a further left hand turn into the cul de sac of Fernilee Close. The property can then be found on the right hand side, identified by our For Sale board.

COUNCIL TAX
Erewash Borough Council Band C.



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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