



## 7 The Village, West Hallam Derbyshire DE7 6GR

**£1,195 PCM**

Margi Willis Estates are delighted to offer to the market this beautifully appointed, double fronted and extended character cottage located in the heart of West Hallam village, convenient for all local amenities including shops, leisure facilities, bus routes, access to Derby & Nottingham and boasting delightful countryside on the doorstep. The accommodation includes: Entrance porch, open plan lounge, dining room, superb fitted kitchen and day room. To the first floor there is a master bedroom with en-suite, a second bedroom and a spacious bathroom. To the rear there is a heated swimming pool (which is maintained by the landlord), low maintenance garden and outbuildings. Only by an internal inspection can this beautiful cottage be fully appreciated.

AVAILABLE END OF NOV 2022



## ENTRANCE PORCH

With the original front entrance door, side windows, storage cupboard and door to:

## Sitting Room

12'11" x 12'0" max (3.96 x 3.66 max)

With a double glazed window to the front elevation, beams to the ceiling, gas fire and radiator.

## LOUNGE

12'11" x 12'11" (3.96 x 3.96)

With a double glazed window to the front elevation, radiator, feature open fireplace, beams to the ceiling and understairs recess with spotlighting.

## REAR LOBBY

Staircase rising to the first floor, storage cupboard and open picture window overlooking the Day room.

## SUPERB KITCHEN DAY ROOM

19'5" x 15'10" max (5.92 x 4.83 max)

This spacious and stylishly appointed and presented room has been extended to create a fantastic living space with full width bi-fold doors which open onto the rear terrace and garden beyond. The kitchen is fitted with a matching range of gloss wall, base and drawer units with glass effect working surfaces, complementary ceramic tiling to splashbacks, integrated gas hob with extractor above, integrated electric oven, integrated fridge freezer, space an plumbing for an automatic washing machine, concealed wall mounted boiler, tiling to the floor, radiators and spotlighting to the ceiling.

## LANDING

## MASTER BEDROOM

13'1" x 12'11" (3.99 x 3.94)

With a double glazed window to the front elevation, radiator and door to:

## EN-SUITE

6'9" x 5'10" (2.06 x 1.78)

Fitted with a corner shower cubicle with a mains shower, pedestal wash hand basin, low level wc, complementary ceramic tiling to the walls, tiling to the floor, chrome towel radiator and a double glazed window.

## BEDROOM TWO

13'1" x 10'0" (3.99 x 3.07)

With a double glazed window to the front elevation, radiator and a walk-in wardrobe.

## BATHROOM

6'9" x 6'7" (2.08 x 2.03)

Matching the en-suite with a bath with a mains shower over, pedestal wash hand basin, low level wc, complementary ceramic tiling to the walls, tiling to the floor, heated towel rail inset to period feature radiator and a double glazed window.

## OUTSIDE FRONT

To the front of the cottage there is a railed and gated forecourt giving access to the front door.

## REAR GARDEN

The enclosed rear garden offers a good degree of privacy and has been designed in a contemporary and low maintenance style with a paved terraced patio leading down to the paved garden which boasts a heated swimming pool and brick outbuildings.

## Viewing This Property

Viewing this property is strictly by appointment only through Margi Willis Estates. Contact us: 0115 9305555 sales@margiwillis.co.uk You can also contact us on Facebook and Twitter.

## Mortgage Advice

Independent Mortgage Advice is available through our Mortgage Advisor. Please contact us for further information. PLEASE NOTE: Your home may be at risk of repossession if you do not keep up repayments on your mortgage.

## Conveyancing For Selling & Purchasing

We can provide you with a conveyancing quotation for your sale and/or purchase upon request.

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All intending purchasers of a property being marketed by Margi Willis Estates will be required to provide copies of their personal identification documentation to

comply with the current money laundering regulations. We ask for your prompt and full co-operation to ensure there is no delay in agreeing the sale of a property.

## Disclaimer

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