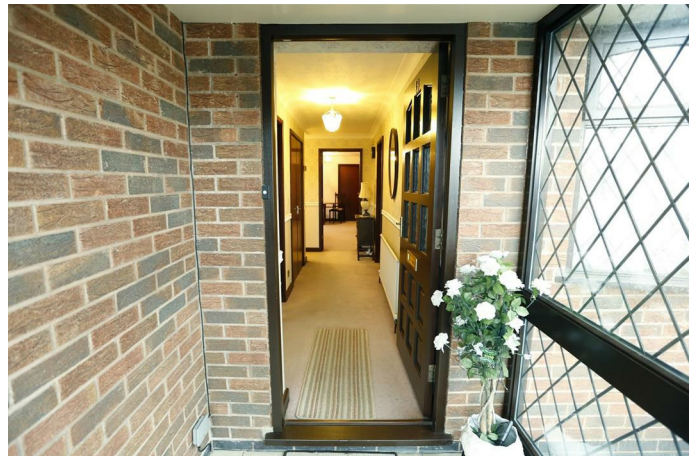


13 Charter Park, Ilkeston, Derbyshire, DE7 5GA



£349,950

13 Charter Park, Ilkeston, Derbyshire DE7 5GA

Margi Willis Estates are delighted to offer to the market this deceptively spacious detached bungalow situated in this popular location and offered with no upward chain involved. The accommodation comprises: Entrance porch, hallway, lounge, dining room, conservatory, kitchen, four bedrooms, en-suite to the master bedroom, family bathroom. Outside there are gardens, driveway and garage.

Front Entrance Porch

With leaded double glazed entrance door, leaded glass side panels, large double glazed leaded window to side elevation, tiling to the floor.

L Shaped Entrance Hallway

With wooden entrance door, coving to the ceiling, access to the loft space, fitted storage cupboard/cloakroom and radiator.

Lounge

15' x 10'5" (4.57m x 3.18m)

With double glazed bay window to the front elevation, double glazed window to the side elevation, radiator, feature fireplace incorporating living flame gas fire, radiator, french doors leading to the dining room/sitting room.

L Shaped Sitting Room & Dining Area

19'5" x 16'7" (reducing to 9'9") (5.92m x 5.05m (reducing to 2.97m))

With double glazed window to the side elevation, two radiators, patio doors leading into conservatory and TV point.

Conservatory

16'3" (reducing to 8') x 12'3" (4.95m (reducing to 2.44m) x 3.73m)

With light and power, tiling to the floor, double glazed french doors leading to the rear garden.

Kitchen

9'7" x 9'5" (2.92m x 2.87m)

Comprising a range of wall, base and drawer units incorporating working surfaces over, one and a half bowl sink unit with mixer tap over and tiled splash backs, fitted oven, hob and extractor fan, plumbing for dishwasher, tiling to the floor, double glazed window overlooking the rear garden.

Utility Room

7'6" x 5'5" (2.29m x 1.65m)

With stainless steel sink unit tiled splash backs, plumbing for automatic washing machine, double glazed entrance door to the rear elevation.

Master Bedroom

13'4" x 9'7" (4.06m x 2.92m)

With fitted wardrobes having cupboards over and bedside cabinets, radiator leaded double glazed window to the front elevation, with telephone point and TV point.

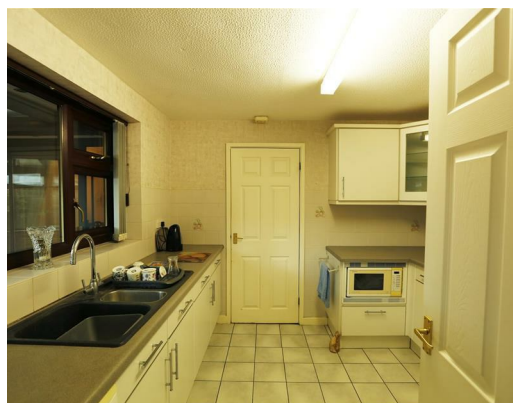
En-Suite

Comprising a three piece suite of low level w.c, pedestal wash hand basin, tiled shower cubicle with electric shower over, radiator and extractor fan.

Bedroom Two

11' x 10'4" (3.35m x 3.15m)

With fitted wardrobe, radiator, double glazed window to the rear elevation and TV point.



Bedroom Three

10' x 8'2" (3.05m x 2.49m)

With fitted wardrobe with drawers, radiator, double glazed window to the rear elevation.

Bedroom Four

8'2" x 6'3" (2.51m x 1.91m)

With double glazed window to the side elevation, radiator and fitted wardrobe.

Family Bathroom

Comprising a three piece suite of low level w.c, pedestal wash hand basin, panelled bath with mains fed shower over, radiator, airing cupboard housing tank.

Integral Garage

With up & over door, power and lighting. Wall mounted gas boiler and loft access.

Outside

To the front of the property there is a landscaped garden with driveway either side providing ample parking. At the rear there is an enclosed garden which is paved and lawned with a pleasant open outlook.

Anti Money Laundering Regulations

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.

Conveyancing

We can provide you with a conveyancing quotation for your sale and/or purchase upon request. MWE is partnered with Move With Us Ltd. conveyancing, a referral fee is paid upon completion only, which is one hundred and eighty one pounds (this includes completion fees and incentives)

Disclaimer

Please note: These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plans are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or perusal of the title to the property or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make, warrant or give, neither do Margi Willis Estate Agents and any persons in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property

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.

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.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
		77
	54	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales EU Directive 2002/91/EC