

15 Station Road, Ilkeston, Derbyshire DE7 6GW



Realistic offers considered £425,000

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Margi Willis Estates are delighted to offer to the market this spacious timber framed detached bungalow situated in this popular village location and offered with no upward chain involved. The accommodation comprises: Entrance hallway, study, lounge, dining room, conservatory, kitchen, utility room, shower room and bathroom. Outside there is a double garage, driveway and gardens. Internal viewing is highly recommended to appreciate the size of the accommodation on offer.

Entrance Hallway

A light and airy space with double glazed entrance door and window to the front elevation, radiator, two storage cupboards, radiator, access to the loft space, oak laminate floor covering.

Study

12'6" x 7'9" (3.81m x 2.36m)

With double glazed window to the front elevation, radiator.

Lounge

20'2" x 12'9" (6.15m x 3.89m)

With double glazed patio door to the front elevation, two radiators, archway to the dining room.

Dining Room

10'8" x 10'2" (3.25m x 3.10m)

With radiator, double glazed window to the rear elevation, double glazed patio door to the conservatory.

Conservatory

With double glazed windows to the front and rear elevations.

Kitchen

10'7" x 8'8" (3.23m x 2.64m)

With a range of wall, base and drawer units incorporating working surfaces over, single drainer sink unit with mixer tap over and tiled splash backs, fitted oven, hob and extractor fan, dishwasher and tumble drier to be included in the for sale price, double glazed window to the rear elevation, radiator, tiling to the floor.

Utility Room

7'7" x 6' (2.31m x 1.83m)

With automatic washing machine to be included in the for sale price, tiling to the floor, double glazed window and door to the rear elevation.

Shower Room

Comprising a three piece suite of low level w.c, wall mounted wash hand basin, tiled shower cubicle with electric shower above, radiator, tiling to the floor, double glazed window to the rear elevation.

Main Bathroom

Comprising a three piece suite of low level w.c, pedestal wash hand basin, spa bath, tiling to the walls and floor, radiator, double glazed window to the rear elevation.

Bedroom One

14'5" (into wardrobe recess) x 11'2" (4.39m' (into wardrobe recess) x 3.40m)

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

Bedroom Two

12'6" x 9'7" (3.81m x 2.92m)

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

Bedroom Three

9'4" x 7'7" (2.84m x 2.31m)

With storage cupboard, radiator, double glazed window to the front elevation.



Outside

To the front of the property there is a good sized driveway providing off the road car standing, this in turn leads to the double detached brick built garage which measures: 18'2" x 16'2" with light and power and a remote up and over door.

To the side there is an enclosed block paved courtyard.

At the rear there is a pleasant enclosed paved and lawned garden with pergola and mature shrubs and trees, greenhouse and garden shed.

About West Hallam

West Hallam is a popular, picturesque village in Derbyshire which boasts a host of amenities including: Tesco express, two doctors surgeries, a variety of take-aways, village public house, estate agent, beauty salon and hairdresser. The village is extremely popular with all demographics, families who wish The local Primary and Secondary schools are well regarded and The Village holds many community events, the most popular and well known is the well dressings which are held in the heart of the village in the month of July. It is an ideal commuter base for Derby, Nottingham, the M.1 Motorway and the A38. Shipley Country Park is close by and is very popular with walkers, ramblers and horse riders.

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.

Our View

West Hallam is a Conservation Village which is surrounded by beautiful Derbyshire countryside whilst also benefiting from excellent road and transport links to Derby & Nottingham. The Village boasts a wealth of housing stock to suit all budgets and requirements, the local amenities include shops & beauty salons, and - of course - us, Margi Willis Estates, the villages' own independent Estate Agency, serving the housing needs of the local community. West Hallam is also in catchment for the highly regarded local primary and secondary schools, which further enhances the overall appeal of the village. So, for nature lovers, families, investors, commuters and everyone else in between, West Hallam is the ideal location.

Agents Note

All carpets and curtains to be included in the sale.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 136.7 sq. metres (1471.1 sq. feet)



Total area: approx. 136.7 sq. metres (1471.1 sq. feet)