



£239,950

Pavilion Court, Ilkeston DE7 6JY

Town House | 3 Bedrooms | 2 Bathrooms

01773 832355

DERBYSHIRE
PROPERTIES
SALES & LETTINGS

www.derbyshireproperties.com



Step Inside

Key Features

- Modern Spacious Townhouse
- Beautifully Presented
- Accommodation Arranged Over Three Floors
- Entrance Hall & Guest WC
- Fitted Breakfast Kitchen
- Lounge Dining Room
- First Floor Two Bedrooms & Bathroom
- Second Floor Master Bedroom & En-Suite
- Off Street Parking & Garden
- Internal Viewing Essential

Property Description

Derbyshire Properties are delighted to offer to the market this beautifully presented spacious and modern mid-townhouse which is situated in a highly desirable residential location in West Hallam.

Main Particulars

Derbyshire Properties are delighted to offer to the market this beautifully presented spacious and modern mid-townhouse which is situated in a highly desirable residential location in West Hallam. Ideally placed for all local amenities and the highly regarded local schools, the accommodation is arranged over three floors and comprises: Entrance Hallway, Guest WC, Fitted Breakfast Kitchen and Lounge Dining Room overlooking the rear garden. To the first floor there are Two Bedrooms and a Family Bathroom and the Master Bedroom and En-Suite is located on the second floor. Externally there are two parking spaces and a low maintenance enclosed rear garden. An internal inspection is highly recommended.

Entrance Hall

With a door to the front elevation, radiator, staircase rising to the first floor and doors to:

Guest Wc

Fitted with a close coupled WC, pedestal wash hand basin and tiled splash backs.

Kitchen Breakfast Room

1.89 x 4.58 (6'2" x 15'0") - Fitted with a matching range of wall and base units with rolled worktops over, integrated appliances including a gas hob with extractor hood above wall mounted electric oven and microwave, automatic washing machine, space for a fridge freezer, pull out larder unit, wall mounted gas boiler, one and a half bowl sink unit with mixer tap over, radiator, double glazed window to the front elevation.

Lounge Dining Room

4.06 max x 5.17 max (13'3" max x 16'11" max) - With double glazed French doors and windows to the rear elevation, two double glazed velux roof windows to the rear elevation, radiator and a wall mounted electric fire suite.

First Floor Landing

With a double glazed window to the front elevation and doors to:

Bedroom Two

4.08 x 3.12 (13'4" x 10'2") - With two double glazed windows to the rear elevation and a radiator.

Family Bathroom

Fitted with a white three piece suite comprising of a paneled bath, close coupled WC, pedestal wash hand basin, complimentary ceramic tiling to splash back areas and a radiator.

Bedroom Three

2.03 x 2.94 (6'7" x 9'7") - With a double glazed window to the front elevation and a radiator.

Second Floor Landing - Door to Master Bedroom

2.96 x 6.01 (9'8" x 19'8") - This spacious and well appointed master bedroom suite boasts three built-in wardrobes, a double glazed window to the front elevation, radiators and door to:

En-Suite Shower Room

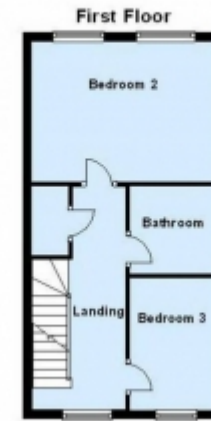
Fitted with a white three piece suite comprising of an over sized walk-in shower enclosure with mains shower, close coupled WC, pedestal wash hand basin, complimentary ceramic tiling to splash back areas, radiator and a double glazed window to the rear elevation.

Outside Front

Tarmacadam frontage with off street parking.

Rear Garden - The enclosed rear garden has been designed in a low maintenance style with paving, decorative borders and fenced boundaries.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		90
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Telephone: 01773 832355

 **DERBYSHIRE
PROPERTIES**
= AWARD WINNING =

www.derbyshireproperties.com