



£550,000

The Village, Ilkeston DE7 6GR

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- GUIDE PRICE £550,000 - £575,000
- Detached Character Cottage
- Popular Village Location
- Built Cica 1800's
- Lounge
- Dining Room
- Open Plan Dining Kitchen
- Utility with WC
- Four Double Bedrooms
- En Suite to Master Bedroom
- Good Sized Plot
- Driveway Providing Ample Parking And Double Garage
- Council Tax Band E



## Property Description

Derbyshire Properties are delighted to offer to the sale market this character cottage situated in the ever popular village of West Hallam with its wealth of amenities.

## Main Particulars

GUIDE PRICE £550,000 - £575,000

Derbyshire Properties are delighted to offer to the sale market this character cottage situated in the ever popular village of West Hallam with its wealth of amenities. The property was built in the 1800's and was renovated in the 1980's. The accommodation comprises: Rear and front entrance porch, lounge with wood burning stove, dining room, open plan dining kitchen and utility with w.c to the ground floor and to the first floor there are four bedrooms, en-suite to the master and a family bathroom. Outside the property is in a good sized plot overall with ample car parking, double garage and a delightful low maintenance garden with summer house at the rear. Internal viewing is essential to appreciate this beautiful property on offer.

Introduction - Dating from the mid 19th century, the property was originally the village smithy whose main function was the provision and maintenance of tools for the mining community. It was converted to a dwelling in 1980 and has been sympathetically improved by the current owners over the past 35 years.

### Rear Entrance Porch

With double glazed external door, window to the side elevation, internal door leading to the dining kitchen.

### Lounge

6.50m x 4.72m (21'4" x 15'6") - With fireplace incorporating log burning stove, beams to the ceiling, two wall light points, double glazed windows to the front and side elevations, two radiators, door leading to the front porch with two double glazed windows to the side elevation, double glazed french doors.

### Dining Room

4.98m x 4.57m (16'4" x 15') - With beams to the ceiling, fitted plate rack, four wall light points, double glazed window to the front elevation.

### Dining Kitchen

Kitchen Area - 4.75m x 3.48m (15'7" x 11'5") - With a range of wall, base and drawer units incorporating granite working surfaces over, pantry, inset belfast sink with quooker hot and cold tap, five ring gas hob wall mounted oven and warming drawer and integrated microwave, dishwasher and wine fridge, spotlighting to the ceiling, double glazed window to the side and the rear elevations, tiling to the floor with under the floor heating, open plan to the dining area.

Dining Area - 4.65m x 2.57m (15'3" x 8'5") - With radiator, tiling to the floor with under the floor heating, double glazed bi-fold door leading to the rear garden, stairs leading up to the first floor landing.

### Utility-W.C

3.35m x 1.70m (11' x 5'7") - With low level w.c, vanity wash hand basin with cupboards beneath, plumbing for automatic washing machine, vent for tumble drier, double

glazed window to the rear elevation, tiling to the floor with under the floor heating.

#### First Floor Landing

With access to four bedrooms and family bathroom.

#### Bedroom One

4.72m x 3.23m (15'6" x 10'7") - With Double glazed window to the front elevation, radiator.

#### En-Suite Bathroom

Comprising a four piece suite of: low level w.c, vanity wash hand basin with cupboards beneath spa bath shower enclosure with mains fed shower above, chrome towel rail/radiator, double glazed window to the rear elevation, tiling to the floor with under floor heating.

#### Bedroom Two

4.72m x 3.53m (15'6" x 11'7") - With double glazed window to the front elevation, radiator, fitted wardrobe with lighting.

#### Bedroom Three

3.66m x 3.12m (12' x 10'3") - With double glazed window to the front elevation, fitted wardrobe, radiator.

#### Bedroom Four

With double glazed windows to the side and rear elevations, radiator.

#### Family Bathroom

Comprising a four piece suite of: low level, w.c, pedestal wash hand basin, paneled bath, shower enclosure with mains fed shower over, linen cupboard housing combination gas boiler, chrome towel rail/radiator, double glazed window to the rear elevation, tiling the floor with under floor heating.

#### Outside

The property is on a good sized plot overall with a good sized driveway providing ample off the road car standing. double timber gates open out to further parking, electric car charging point and double detached garage which measures: 26'8" x 16'4" with light and power and remote roller door. At the rear there is a delightful enclosed garden which is low maintenance with paved and pebbled areas having summer house and bin store, glazed veranda.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

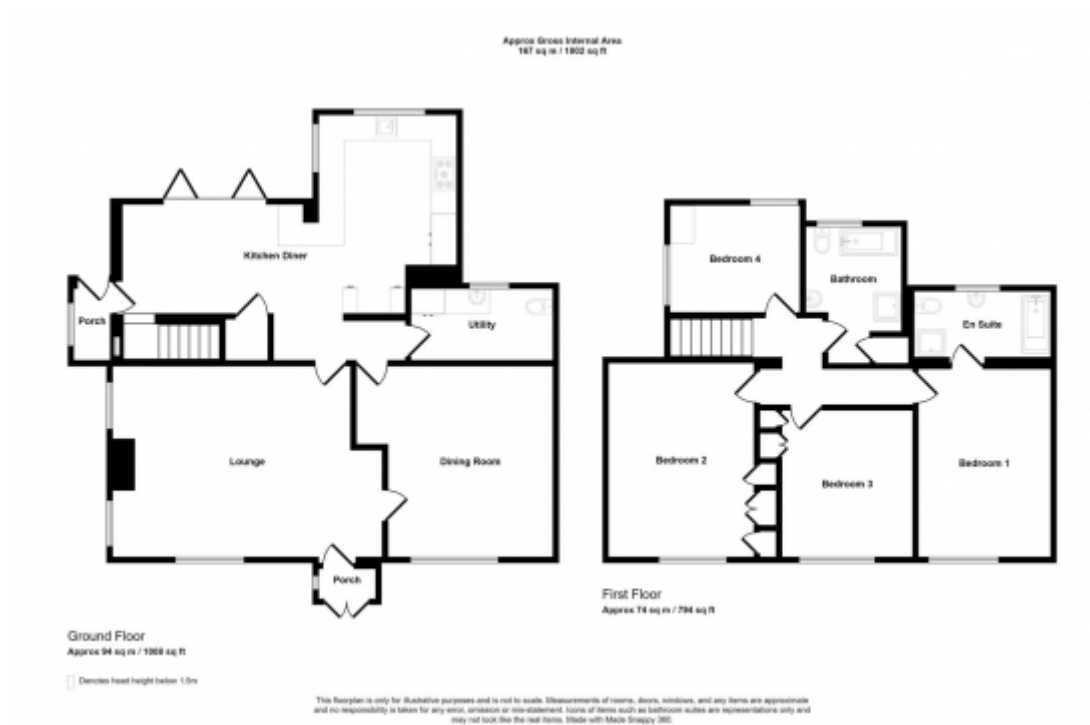
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5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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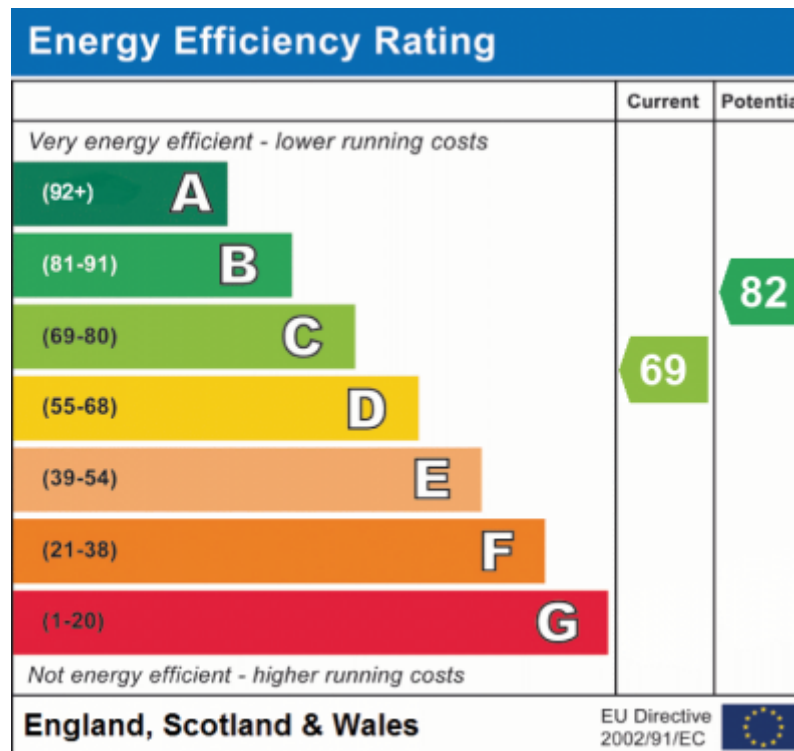




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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