

19 Pavilion Court, West Hallam, Derbyshire DE7 6JY



£175,000

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Margi Willis Estates 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

6'2" x 15'0" (1.89 x 4.58)

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

13'3" max x 16'11" max (4.06 max x 5.17 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

13'4" x 10'2" (4.08 x 3.12)

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

6'7" x 9'7" (2.03 x 2.94)

With a double glazed window to the front elevation and a radiator.



Second Floor Landing

Door to:

Master Bedroom

9'8" x 19'8" (2.96 x 6.01)

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.



Additional Photo

Outside Front

Tarmacadam frontage with off street parking.

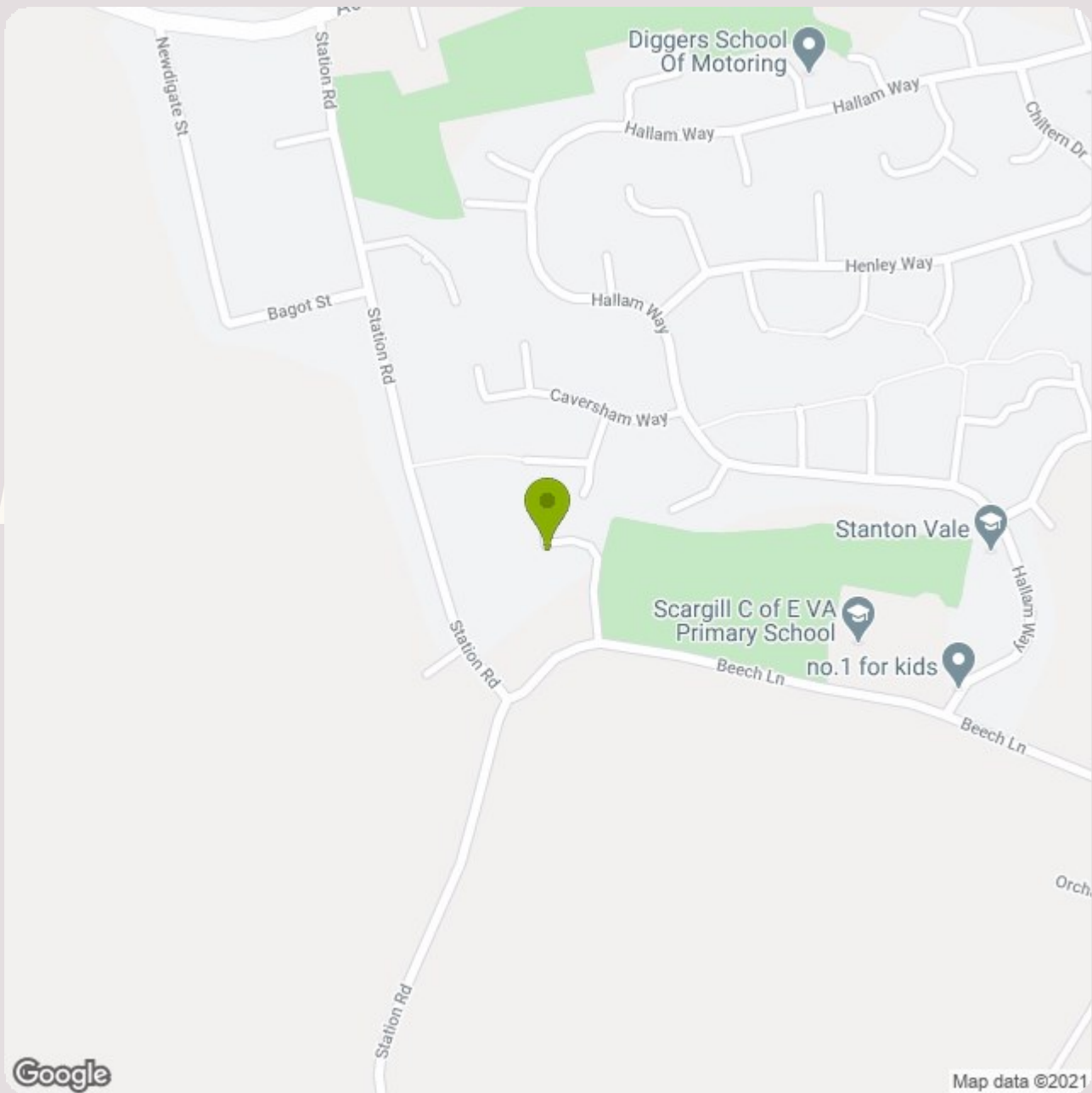
Rear Garden

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



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Estate





Google

Map data ©2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(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	81	82
(69-80) C		
(55-68) D		
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