

## 12 Orchard Close, West Hallam, Derbyshire DE7 6GT



**£305,000**

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Margi Willis Estates are delighted to offer to the market this individually designed four bedroom detached home which is situated in a most sought after village location in West Hallam. The property is ideally placed for all local amenities including schools, shops, bus routes, doctors surgery & pharmacy and excellent access to both Derby & Nottingham. The accommodation includes: Entrance porch and hall, lounge, dining room, conservatory, guest wc, kitchen, four bedrooms, bathroom and separate shower. New boiler installed October 2019. Ample storage, driveway, storage garage and front and rear gardens. Properties in this cul de sac rarely come to the market and a viewing to appreciate the potential is highly recommended.

### Entrance Porch

With a double glazed entrance door to the front elevation and entrance door to:

### Entrance Hall

With a guest WC and a wall mounted wash hand basin, radiator and staircase rising to the first floor.

### Lounge

15'1" x 12'2" (4.62 x 3.73)

With a feature fire surround and gas fire, double glazed window to the front elevation, radiator and open to:

### Dining Room

12'2" x 8'7" (3.71 x 2.63)

With double glazed sliding patio doors to the conservatory and a radiator.

### Conservatory

The conservatory is a dwarf wall and double glazed construction with double glazed french doors to the rear garden.

### Side lobby

With a double glazed entrance door to the side elevation.

### Landing

With a split level landing and doors to:

### Bedroom One

13'2" x 8'9" excluding fitted wardrobes (4.02 x 2.68 excluding fitted wardrobes)

With a double glazed window to the front elevation, radiator, coving to the ceiling, fitted wardrobes and a window seat.

### Bedroom Two

11'0" x 10'4" (3.36 x 3.17)

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

### Bedroom Three

9'1" x 7'6" (2.77 x 2.31)

With a double glazed window to the front elevation, built-in storage and a radiator.

### Bedroom Four

8'2" x 6'11" (2.49 x 2.13)

Used by the current vendors as a study with a double glazed window to the side elevation, radiator and a built-in storage cupboard housing the boiler.

### Bathroom

Fitted with a coloured suite comprising of a paneled bath with a mains shower, pedestal wash hand basin, wc, complementary ceramic tiling to splashbacks, airing cupboard, heated towel rail and a double glazed window to the rear elevation.

### Shower Room

Fitted with a walk-in shower enclosure and a double glazed window to the side elevation.

### Storage Garage

15'1" x 8'0" (4.62 x 2.44)

With double glazed windows and doors to the front elevation, radiator, power and light.

### Front

To the front of the property there is a driveway for multiple vehicles, beds and borders, the garden area is currently designed as a miniature putting green.





### Rear Garden

The enclosed rear garden is generously sized and laid to lawn with mature planted beds and borders, there is a raised decked patio, a paved patio, garden shed and gated side access.

### 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.

### 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.

### 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 For Selling & Purchasing

We can provide you with a conveyancing quotation for your sale and/or purchase upon request.

### 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

### DIRECTIONAL NOTE

From High Lane Central/A609 towards St Wilfrid's Rd. Turn left onto St Wilfrid's Rd, Continue onto The Village, Turn left onto School Square, proceed and at the T junction turn right onto Orchard Close where No: 12 is located in the far right hand corner.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		