

## 6 Pavilion Court, Ilkeston, Derbyshire DE7 6JY



**Offers in excess of £350,000**



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MARGI WILLIS ESTATES are delighted to offer For Sale this modern, immaculately presented, 4 double bedroom Extended Detached House. The property is situated on a small exclusive development in the sought after village of West Hallam which has the benefit of a local shopping precinct, including a Tesco Express with Cash Point, doctors surgery, infants and junior school and bus route into Derby City. The property comprises an Entrance Hall, Ground Floor W.c., Fitted Dining Kitchen, Utility Room, Lounge, Study/Dining Room, 4 Double Bedrooms, En-Suite Shower Room, Family Bathroom, GCH System, UPVC Double Glazing, Security Alarm System, Driveway, providing Off Street Parking for 2 Average Size Cars, Storage Garage, Gardens to Front and Rear. NO UPWARD CHAIN!

### Entrance Hall

Having a telephone point, radiator, French glazed doors to the Study/Dining Room, staircase rising to the first floor landing, under-stairs storage cupboard, UPVC double glazed window to the side elevation, double doors to built-in cloaks cupboard, doors to fitted kitchen and lounge and door to:-

### Utility Room

7'10" max x 10'0" (2.39 max x 3.06)

Having an Italian tiled floor, part tiled walls, stainless steel sink unit with mixer tap, rolled edge work surfaces, wall and base storage cupboards, plumbing for an automatic washing machine, space for a condenser dryer, integrated fridge/freezer, radiator and door to:-

### Ground floor W.c.

Having an Italian tiled floor, 2 piece white suite comprising a low level w.c. and pedestal wash hand basin, extractor fan and radiator.

### Extended Fitted Kitchen with Dining Area

17'8" max 8'1" min 27'10" max 12'0" (5.40 max 2.47 min 8.49 max 3.67 )

Having Italian tiled flooring, one and a half bowl stainless steel sink unit, Granite work surfaces, range of fitted wall and base storage cupboards and drawers, AEG electric fan assisted oven and grill, electric hob with extractor fan above, built-in microwave oven with warming drawer below, built-in dishwasher, space for American style fridge/freezer, wine rack, wall mounted consumer unit, frosted UPVC double glazed window to the side elevation. In the dining area there is an Italian tiled floor with under-floor heating, UPVC double glazed window to the side elevation, Granite breakfast bar, feature skylight windows and bi-folding doors which overlook the rear garden and sliding glazed doors to:-

### Extended Lounge

16'0" max x 9'11" min x 25'3" max (4.88 max x 3.03 min x 7.71 max)

Having 2 telephone points, 2 radiators, feature skylight windows and UPVC double glazed window overlooking the rear garden and door to the Entrance Hall.

### Study/Dining Room

8'3" x 11'5" (2.54 x 3.49)

Accessed via glazed French doors with a radiator and UPVC double glazed window to the front elevation.

### Stairs to First Floor Landing:-

Having access to the loft space which is part boarded with power, light and a loft ladder. Walk-in storage cupboard, housing the hot water system. Door to:-

### Master Bedroom

11'8" x 11'8" (3.56 x 3.57)

Having a telephone point, 2 double built-in wardrobes, UPVC double glazed window to the side elevation, radiator, UPVC double glazed window to the front elevation and door to:-

### En-Suite Shower Room

Having vinyl flooring, part tiled walls, 2 piece white suite incorporating a low level w.c. and pedestal wash hand basin with shaver point and mirror fronted bathroom cabinet above, walk-in shower cubicle with Aqualisa Mains shower and folding shower door, radiator and UPVC frosted double glazed window to the front elevation.

### Bedroom 2

11'8" x 10'8" (3.56 x 3.26)

Having 1 double and 2 single built-in wardrobes, radiator and UPVC double glazed window to the front elevation.

### Bedroom 3

12'3" x 8'4" (3.75 x 2.55)

Having a radiator and UPVC double glazed window to the rear elevation.

### Bedroom 4

10'2" x 9'6" (3.10 x 2.92)

Having a radiator and UPVC double glazed window to the rear elevation.

### Family Bathroom

9'1" x 6'7" (2.79 x 2.03)

Having vinyl flooring, part tiled walls, 3 piece white suite comprising a low level w.c., pedestal wash hand basin with mirror fronted bathroom cabinet and shaver point over, panelled bath, walk-in shower cubicle with Aqualisa mains shower and folding shower door, extractor fan, radiator and UPVC frosted double glazed window to the rear elevation.

### Outside Front

The property is situated in a cul-de-sac location with open frontage and entry to:-

### Driveway and Partial Storage Garage

The driveway provides off street parking for 2 medium size vehicles. This in turn gives access to a partial garage for storage only with light, shelving and a double storage cupboard.

### Front Garden

The front garden area has a variety of mature flowers and shrubs and a pathway leads to the side elevation and rear garden. There is also a courtesy light to the side of the front door.



#### Rear Garden

To the rear is a paved patio with outside electric point, courtesy light and useful cold water tap. This leads to a lawned garden with mature trees, flowers and shrubs.

#### DIRECTIONAL NOTE:-

From our office in West Hallam Village, turn right and proceed along Beech Lane, passing the cricket field to your right. Take a right hand turn onto Pavilion Court where the property is located to the right hand side and is clearly identified by our To Let board.

#### 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

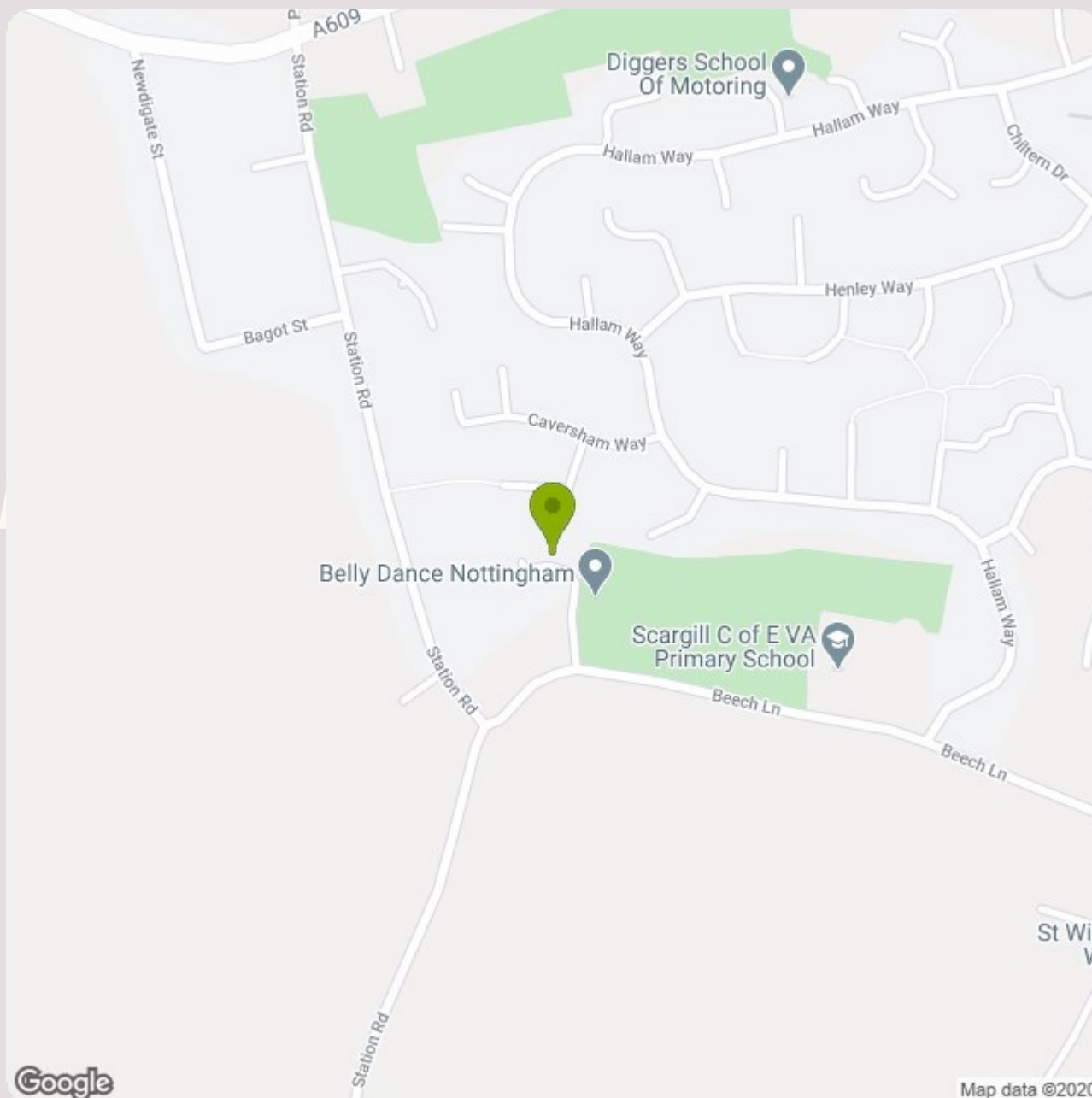
Please note: These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to 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

#### 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	82
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		