

17 Richmond Close, West Hallam, Ilkeston, Derbyshire, DE7 6NA



£269,950

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Margi Willis Estates are delighted to offer to the market this well presented detached home situated in the ever popular village of West Hallam. The accommodation in breif comprises: Entrance hallway, guest cloaks-w.c, lounge, dining room and kitchen to the ground floor and to the first floor landing there are four bedrooms and family bathroom. Outside the property is on a corner plot with gardens to three sides, driveway and garage.

Entrance Hallway

With double glazed window and door to the front elevation, radiator, tiling to the floor stairs leading up to the first floor landing.

Guest Cloaks-W.C

With low level w.c, vanity wash hand basin with cupboard beneath, tiling to the floor, double glazed window to the front elevation.

Lounge

15'7" x 12' (4.75m x 3.66m)

With feature fireplace incorporating living flame gas fire, two radiators, french doors leading to the dining room.

Dining Room

13' x 9'4" (3.96m x 2.84m)

With radiator, double glazed window to the rear elevation, radiator, laminate floor covering, arch leading to the kitchen.

Kitchen

15'2" x 8'2" (4.62m x 2.49m)

Comprising a range of wall, base and drawer units incorporating working surfaces over, single drainer sink unit with mixer tap over and tiled splash backs, fitted oven, hob and extractor hood, wall mounted gas boiler, plumbing for automatic washing machine, double glazed window to the front elevation, double glazed side entrance door.

Landing

With access to the loft, storage cupboard, double glazed window to the front elevation.

Bedroom One

13'5" (plus wardrobe recess) x 9'9" (4.09m (plus wardrobe recess) x 2.97m)

With fitted wardrobe, radiator and double glazed window to the rear elevation.

Bedroom Two

13'9" x 8'8" (4.19m x 2.64m)

With radiator and double glazed window to the rear elevation.

Bedroom Three

9'2" x 8'2" (2.79m x 2.49m)

With radiator, double glazed window to the front elevation.

Bedroom Four

10'4" x 9'2" (3.15m x 2.79m)

With radiator, double glazed window to the front elevation.

Bathroom

Comprising a three piece suite of low level w.c, pedestal wash hand basin, paneled bath with electric shower over, tiling to the walls and the floor, radiator, double glazed window to the front elevation.



Outside

The property is situated on a corner plot location with lawned gardens to three sides, driveway and garage.

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

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.

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.



