

## 10 Marlow Crescent, West Hallam, Derbyshire DE7 6PD



**£199,950**

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Margi Willis Estates are delighted to offer to the sales market this well presented three bed extended detached property situated on a quiet cul-de-sac, close to all local amenities and the popular Scargill Primary School and with excellent transport links to Derby City Centre

The property comprises of: Entrance hallway, open plan lounge/dining room with patio doors leading to the garden, modern fitted kitchen with integrated oven, hob and extractor. Upstairs there are three bedrooms and a family bathroom with shower over bath.

Outside there is a block paved driveway and an integrated garage to the front of the property, and a private enclosed garden at the rear elevation. NO UPWARD CHAIN INVOLVED!

### Entrance Hallway

With double glazed window to the front elevation, double glazed entrance door to the side elevation.

### Kitchen

12'7" x 9'2" (3.84m x 2.79m)

Comprsing a range of wall, base and drawer units incorporating working surfaces over, single drainer sink unit with mixer tap over and tiled splash backs, plumbing for automatic washing machine, integrated oven, hb and extractor fan, double glazed window to the front elevation, access to the garage.

### Lounge

17'6" x 12'2" (5.33m x 3.71m)

With under the stairs storage cupboard, two radiators, stairs leading up to the first floor landing, open plan to:

### Extended Dining Room

17'7" x 9' (5.36m x 2.74m)

With laminate floor covering, radiator, two wall light points, double glazed window and patio door to the rear elevation.

### Landing

With access to the loft, airing cupboard housing tank, radiator.

### Bedroom One

14' x 8'6" (4.27m x 2.59m)

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

### Bedroom Two

11'7" x 8'2" (3.53m x 2.49m)

With radiator, double glazed window to the front elevation.

### Bedroom Three

9'3" x 8'8" (2.82m x 2.64m)

With raidator, double glazed window to the rear elevation.

### Bathroom

Comprsing a three piece suite of low level w.c, pedestal wash hand basin, paneled bath with electrci shower over, radiator, double glazed window to the side elevation.

### Outside

To the front of the property there is a driveway providing off the road car standing and at the rear elevation there is an enclosed garden.

### 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.



### **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](mailto:sales@margiwillis.co.uk) You can also contact us on Facebook and Twitter.



# Estates



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</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	