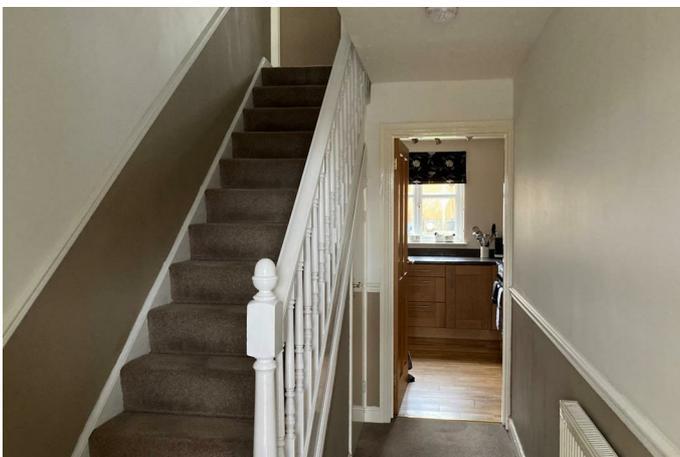


**25 Glendon Street, Ilkeston, Derbyshire DE7 6GQ**



**£335,000**

## 25 Glendon Street, Ilkeston, Derbyshire DE7 6GQ

Margi Willis Estates are delighted to offer to the sales market this well presented extended detached home situated in this popular residential location. The accommodation comprises: Entrance hallway, guest cloaks-w.c, lounge, dining room, breakfast kitchen and orangery to the ground floor and to the first floor there are four bedrooms en-suite to the master and a family bathroom to the first floor. Outside there is a block paved driveway providing ample off the road car standing and at the rear there is an enclosed garden. NO UPWARD CHAIN INVOLVED!

### Entrance Hallway

With under the stairs storage cupboard, radiator, stairs leading to the first floor landing.

### Guest Cloaks-W.C

Comprising a two piece suite of low level w.c and a wall mounted wash basin, radiator, double glazed window to the front elevation.

### lounge

17'4" x 11'8" (5.28m x 3.56m)

With feature fireplace incorporating living flame gas fire, radiator, double glazed bay window to the front elevation, french doors lead to the dining room.

### Dining Room

10'3" x 8'3" (3.12m x 2.51m)

With radiator and double glazed patio door leading to the orangery.

### Orangery

12'3" x 10'3" (3.73m x 3.12m)

With light and power, double glazed french door and window to the side elevation.

### Breakfast Kitchen

17'5" reducing to 10'2" x 8'8" (5.31m reducing to 3.10m x 2.64m)

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, integrated dishwasher, fridge and washing machine, also included in the sale price is a rangemaster cooker, two radiators, double glazed window to the rear elevation, double glazed entrance door to the side elevation, timber floor covering, storage cupboard housing gas boiler with light and power.

### Landing

With access to the loft space, radiator and storage cupboard.

### Bedroom One

10'3" x 9' (3.12m x 2.74m)

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

### En-Suite

Comprising three piece suite of low level w.c, vanity wash hand basin, shower cubicle with mains drench shower over, half tiled walls, tiling to the floor.

### Bedroom Two

10'6" x 8'9" (3.20m x 2.67m)

With radiator and double glazed window to the front elevation.

### Extended Bedroom Three

12'3" x 7'9" (3.73m x 2.36m)

With radiator and double glazed window to the front elevation, open plan to the dressing area.

### Dressing Area

8'4" x 7'3" (2.54m x 2.21m)

With over the stairs storage cupboard, radiator, double glazed window to the front elevation.



#### Bedroom Four

12'3" x 7'9" (3.73m x 2.36m)

With access to the loft space, radiator, double glazed window to the rear elevation.

#### Family Bathroom

Comprising a three piece suite of low level w.c, vanity wash hand basin, paneled bath, ladder style towel rail, half tiled walls, tilin to the floor.

#### Outside

To tjhe front of the property there is a block paved driveway providing ample off the road car standing, at the rear there is an enclosed paved and lawned 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.

#### 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

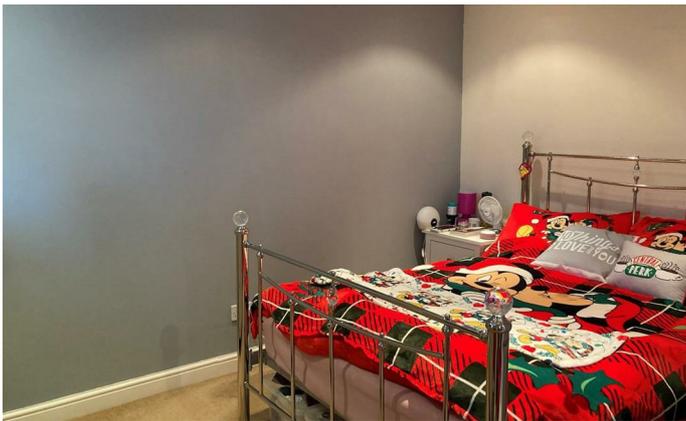
#### Mortgage Advice

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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	

