

45 Newdigate Street, West Hallam, Derbyshire, DE7 6GZ



£189,950

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Margi Willis Estates are delighted to offer to the market this much improved detached home which is situated in a much sought after location in the village of West Hallam with stunning panoramic open countryside views to the rear. Ideally placed for all local amenities including the excellent local primary and secondary schools, bus routes and access to Derby & Nottingham, the accommodation includes: Entrance hall, spacious open plan lounge dining room, extended fitted kitchen, two double bedrooms and a large family bathroom with a four piece suite. Outside there is space to add off road parking to the front (subject to the relevant permissions) and a large, landscaped rear garden. Internal viewing recommended.

Introduction

The property has been upgraded by the current vendors, including replastering, new roof to the kitchen extension, the addition of spotlighting throughout, tiled floors and exposed floorboards throughout, the addition of a multi-fuel burner in the lounge and landscaping to the rear garden.

Entrance Hall

With a double glazed door to the front elevation, original tiled floor, radiator, spotlighting to the ceiling and staircase rising to the first floor.

Lounge Dining Room

11'6" x 24'8" excluding bay window (3.52 x 7.54 excluding bay window)

The light, airy and spacious open plan lounge dining room boasts exposed polished wooden floorboards, a walk-in double glazed bay window to the front elevation, radiators, a multi-fuel burner in the lounge inset to the chimney breast upon a slate hearth, four wall lights to the lounge; in the dining area there are double glazed french doors to the rear garden and a useful understairs storage cupboard housing the combi boiler.

Fitted Breakfast Kitchen

15'8" x 8'2" (4.79 x 2.51)

The extended kitchen is comprehensively fitted with a matching range of wall and base cabinets with butchers block working surfaces above and a Belfast sink inset, complementary ceramic tiling to splashbacks, tiling to the floor, spotlighting to the ceiling, space and plumbing for an American style fridge freezer, space and plumbing for an automatic washing machine and tumble drier, integrated gas hob, extractor hood and electric oven, fitted breakfast bar, radiator, double glazed windows and a double glazed entrance door to the rear garden.

Landing

With access to the loft space, exposed polished wooden floorboards and doors to:

Family Bathroom

7'10" x 8'11" (2.41 x 2.72)

The spacious bathroom boasts a double glazed window to the rear elevation taking in the stunning panoramic countryside views, there is a white four piece suite comprising of a corner spa bath, walk-in shower enclosure with mains shower, close coupled WC, circular vanity wash hand basin upon a wash stand, complementary ceramic tiling to splashbacks and floor, spotlighting to the ceiling and a chrome towel rail radiator.

Bedroom One

12'1" x 14'11" (3.69 x 4.56)

With a double glazed window to the front elevation, exposed polished wooden floorboards, radiator, fitted storage/wardrobe and spotlighting to the ceiling.

Bedroom Two

9'0" x 12'0" (2.76 x 3.66)

With a double glazed window to the rear elevation boasting stunning open countryside views, radiator and spotlighting to the ceiling.

Outside Front

To the front of the property there is space to create off road parking (subject to the relevant permissions - this was granted in the past but has now lapsed) and a footpath to the side gives access to the securely gated enclosed rear garden.



Rear Garden

The very large rear garden has been recently landscaped with a generous stone paved patio, decorative slate chippings, an artificial lawn and at the bottom of the garden there is separate fenced area used by the current vendors as a chicken coop and vegetable plot. There are fenced boundaries and the garden benefits from superb open countryside views.

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.

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