



11 Peveril Crescent  
West Hallam DE7 6JF

£250,000

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Located in the sought-after village of West Hallam, this beautifully presented three-bedroom semi-detached home is offered for sale with no upward chain and is sure to attract early interest.

Set on an excellent plot, the property boasts a larger-than-average driveway to the side, providing ample off-road parking and leading to an extended garage.

Inside, a welcoming porch and entrance hall open into a bright and spacious lounge diner, perfect for modern family living. The stylish kitchen has been updated to a modern standard.

Upstairs, you'll find three well-proportioned bedrooms along with a modern family bathroom.

To the rear, the garden is designed for easy maintenance with a smart decked seating area and artificial lawn, ideal for relaxing or entertaining.

This home is in excellent condition throughout and offers an ideal opportunity for families, first-time buyers, or those looking to move straight in without the hassle of a chain.

West Hallam is a much sought after Derbyshire village, conveniently placed offering a good range of local amenities including a Village Hall, Church, public house, hairdressers, Tesco store, Cricket Club, Doctors, takeaways, cafe the famous Bottle Kiln.

West Hallam is perfect for families with the highly regarded Scargill C of E A Primary School and The Community Pre-school.

There are transport links to neighbouring towns and villages and with its close proximity to the M1 Motorway, West Hallam makes an excellent base for commuting.





### **Porch**

4'10" x 3'11" (1.47m x 1.19m)

Double glazed composite door to front elevation, large storage cupboard, radiator & laminate flooring.



### **Entrance Hall**

7'10 x 6'6" (2.39m x 1.98m)

Double glazed window to the side elevation, stairs to first floor, Alarm keypad, radiator & laminate flooring.



### **Lounge/Diner**

24'8" x 10'7" (7.52m x 3.23m)

Double glazed window to the front elevation, wall mounted electric fire, coving to ceiling, TV point, double glazed French doors to rear garden, two radiators & laminate flooring.



### **Kitchen**

11'5" x 7'9" (3.48m x 2.36m)

Double glazed window to the side elevation, double glazed door & window to the rear elevation, range of wall & base units with stainless steel sink & drainer with mixer tap, fully tiled walls, built in electric oven & hob with extractor over, dishwasher, washing machine, fridge/freezer (all included in sale) & tiled flooring.



### **First Floor Landing**

Double glazed window to the side elevation, loft hatch & doors off.



### **Bedroom One**

12'8" x 9'5" (3.86m x 2.87m)

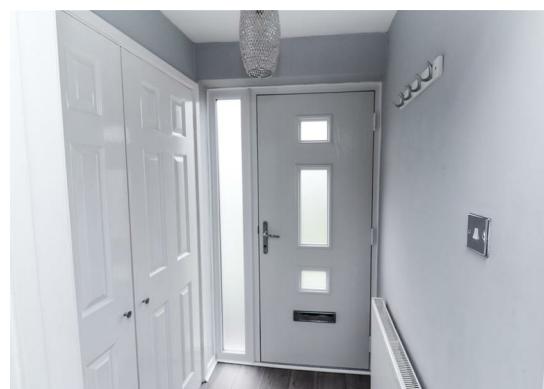
Double glazed window to the front elevation, mirror fitted wardrobes, radiator & laminate flooring.



### **Bedroom Two**

10'8" x 8'10" (3.25m x 2.69m)

Double glazed window to the rear elevation, mirror fitted wardrobes, radiator & New fitted carpet.



**Bedroom Three**  
9'2" x 7'0" (2.79m x 2.13m)  
Double glazed window to the front elevation, cupboard over stairs, radiator & fitted carpet.

**Bathroom**  
7'8" x 7'5" (2.34m x 2.26m)

Frosted double glazed window to the rear elevation, three piece suite including jacuzzi bath with electric shower over, low flush WC, pedestal wash hand basin, cupboard housing Baxi boiler, tiled walls, heated towel rail & tiled flooring.

#### Outside

#### Rear Garden

Paved patio area, artificial grass area with stocked borders, detached garage with brick built outhouse attached & fence boundary.

#### Front

Front garden with bushes & hedge boundary, large tarmac drive for several cars leading to detached garage.

#### Garage

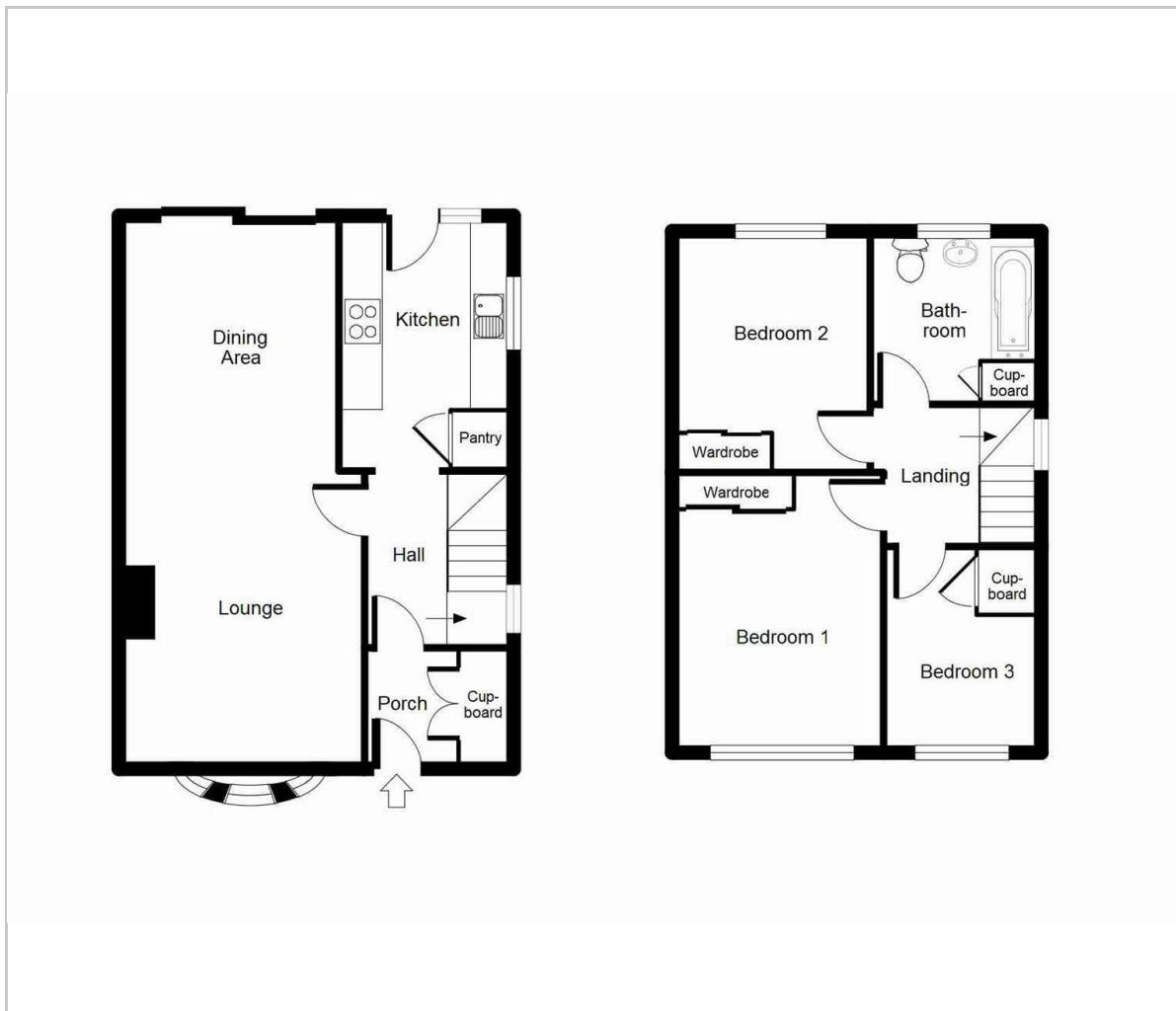
26'10" x 8'3" (8.18m x 2.51m)  
Detached garage with up & over door.

#### Council Tax

Erewash B



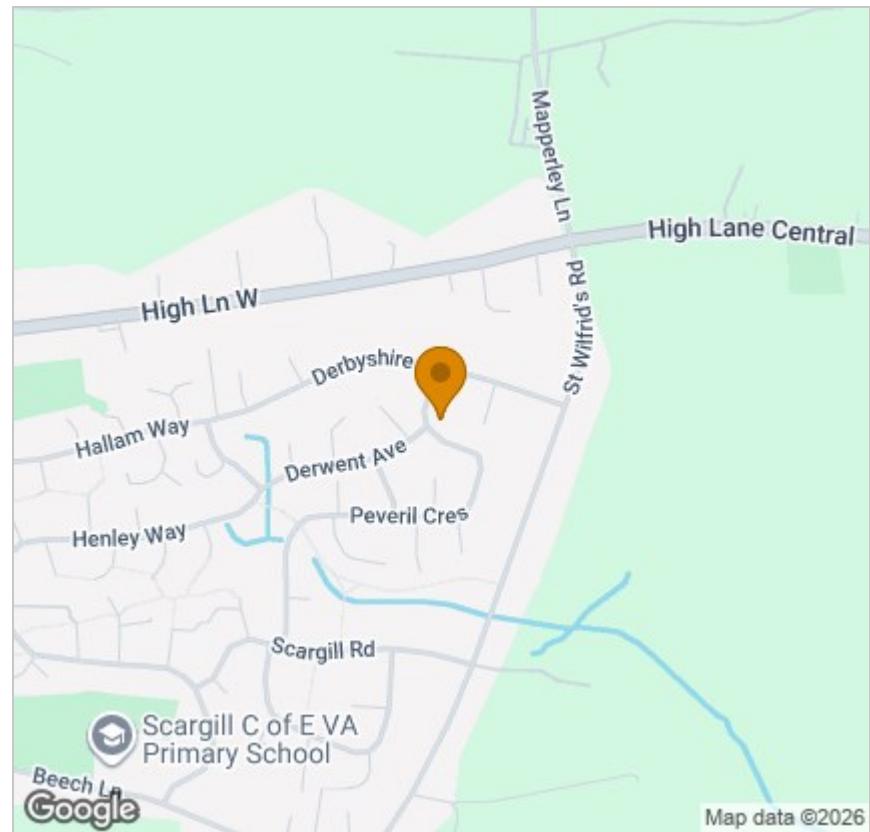
## Floor Plan



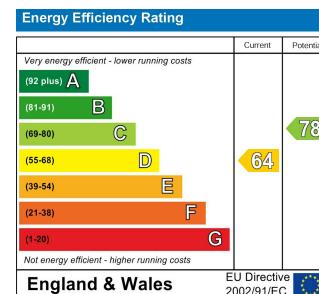
## Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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