



125 Nursery Avenue
West Hallam Ilkeston DE7 6JB

£260,000



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Nestled at the head of a quiet cul-de-sac, this charming two-bedroom detached bungalow offers a wonderful combination of privacy, space & practicality. The property is well-presented throughout & features a welcoming entrance hallway leading into a generously sized lounge, which enjoys pleasant views over the rear garden creating a light and relaxing living space.

The bungalow further benefits from a fitted kitchen, two well-proportioned double bedrooms & a modern, well-equipped shower room. Externally, there is a driveway providing off-road parking for several vehicles, To the front, a neatly maintained lawn is complemented by mature plants and trees, creating an attractive first impression. Gated side access leads through to the rear garden, and access to the detached garage, offering excellent storage or additional parking options.

The garden boasts a patio seating area, a formal lawn & beautifully arranged flower borders ideal for both entertaining & enjoying peaceful outdoor living.

Located in the highly sought-after village of West Hallam, the property benefits from a strong sense of community alongside excellent local amenities, including shops, pubs & reputable schools. The village offers convenient access to nearby towns such as Ilkeston and Derby, as well as transport links for commuters, while still retaining a picturesque, semi-rural charm with surrounding countryside walks close at hand.





Entrance Hallway

Double glazed side door, radiator, carpets, loft hatch with boiler located in the loft, cupboard housing consumer unit, doors leading off.

Lounge

17'0" x 10'9" (5.18m x 3.28m)

There is a wall mounted gas fire with marble hearth and surround and mantelpiece, TV point, coving to ceiling, carpeted flooring, double glazed window to the rear elevation overlooking the garden & a glass panel door opening into the kitchen.



Fitted Kitchen

9'1" x 8'3" (2.77m x 2.51m)

Fitted with a range of base cupboards, drawers & matching wall units, laminated work surfaces with tiled surround, sink & drainer unit, with mixer tap, radiator, tiled flooring, double glazed side door UPVC double glazed windows to the rear elevation, small storage cupboard, (a range of white goods could be included by a separate negotiation, including a fridge, freezer, washing machine & tumble dryer)



Bedroom One

12'7" x 10'11" (3.84m x 3.33m)

With a double glazed bay window to the front elevation, carpeted flooring, radiator, wardrobes & drawers to be included in the Sale.





Bedroom Two

10'0" x 8'2" (3.05m x 2.49m)

Double glazed window to the front elevation, carpeted flooring & radiator.

Shower Room

8'2" x 4'7" (2.49m x 1.40m)

A walk-in shower cubicle with PVC walls, glass screen, low flush WC, wash hand basin in vanity unit, frosted double glazed window to the side elevation, part tiled walls, vinyl flooring, high-level Glen heater & radiator.

Outside

Front Garden

The front of the property features a tarmac driveway alongside a small lawn, bordered by hedging & well-stocked flower beds, twin timber gates provide secure access to the side entrance, leading through to the garage & rear garden.

Detached Garage

18'1" x 9'0" (5.51m x 2.74m)

With easy access twin doors, single glazed window, power & lighting.

Rear Garden

To the rear, the garden offers a formal lawn with mature, well-established borders of shrubs and trees, there is a small patio seating area, a garden shed & access to the garage, all enclosed by fenced boundaries for added privacy.





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.

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Area Map



Energy Efficiency Graph

