



High Lane Central  
West Hallam, Derbyshire DE7 6HU

**£465,000 Freehold**

A SUBSTANTIAL FIVE BEDROOM TWO  
BATHROOM THREE TOILET DETACHED  
FAMILY HOUSE. OFFERED FOR SALE WITH  
NO UPWARD CHAIN.





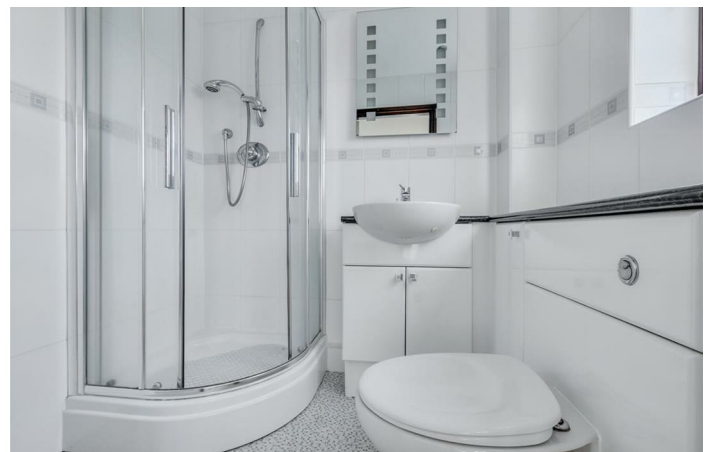
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS SPACIOUS DETACHED FIVE BEDROOM TWO BATHROOM THREE TOILET FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED DERBYSHIRE VILLAGE LOCATION.

With generous accommodation over two floors, the ground floor comprises "L" shaped entrance hallway, ground floor WC, front to back living room, separate dining room and breakfast kitchen. The first floor landing then provides access to five bedroom (the principal bedroom with en-suite facilities) and family bathroom suite.

The property also benefits from gas fired central heating, double glazing, ample off-street parking via a privately approached driveway, set back from the road, and enclosed garden to the rear.

The property is located in this desirable and popular Derbyshire village location which offers close proximity to the shops and services within Ilkeston centre, as well as easy access to Derby city centre, open countryside and good transport links nearby, including Ilkeston train station.

Due to the overall size of the accommodation, the property would make an ideal family home. We highly recommend an internal viewing.



### "L" SHAPED ENTRANCE HALLWAY

12'3" x 9'10" max (3.74 x 3.00 max)

uPVC panel and double glazed front entrance door with full height double glazed windows to the side of the door, staircase rising to the first floor with decorative wood spindle balustrade, useful understairs storage space, telephone point, laminate flooring, radiator. Doors to living room, WC, dining room and kitchen.

### WC

8'5" x 3'2" (2.57 x 0.97)

Two piece suite comprising low flush WC and wash hand basin. Tiling to dado height, double glazed window to the front (with fitted roller blind), radiator, alarm control panel and laminate effect flooring.

### DUAL ASPECT LIVING ROOM

22'0" x 10'11" (6.73 x 3.33)

Double glazed window to the front, sliding double glazed patio doors opening out to the rear garden, two radiators, coving, central chimney breast incorporating coal effect fire, media points.

### DINING ROOM

11'8" x 9'8" (3.57 x 2.97)

Sliding double glazed patio doors opening out to the rear garden, radiator, laminate flooring, coving and wall light points.

### BREAKFAST KITCHEN

21'10" x 13'0" (6.66 x 3.98)

A dual aspect breakfast kitchen with separate utility area with the kitchen space comprising a matching range of fitted base and wall storage cupboards and drawers, marble effect roll top work surfaces incorporating one and a half bowl sink unit with draining board and central swan-neck mixer tap. Fitted four ring gas hob with extractor over, in-built eye level oven and combination microwave, integrated dishwasher, ample space for dining table and chairs, radiator, double glazed window to the rear (with fitted roller blind), uPVC panel and double glazed side door access to the rear garden, opening to the front part of the breakfast kitchen where the utility area can be found where there is plumbing space for the washing machine, space for fridge/freezer and further kitchen appliances, double glazed window to the front, coat pegs.

### FIRST FLOOR LANDING

Loft access point and doors to all bedrooms and bathroom. Useful overstairs fitted airing cupboard storage with water tank and shelving.

### BEDROOM ONE

13'5" x 9'8" (4.10 x 2.97)

Double glazed window to the rear overlooking the rear garden, radiator, telephone point. Door to en-suite.

### EN-SUITE

6'4" x 4'9" (1.94 x 1.47)

Three piece suite comprising corner tiled enclosed shower cubicle with sliding glass screen and door, wash hand basin with mixer tap with storage cupboards beneath, hidden cistern push flush WC. Display shelving, countertop space, tiling to the walls, chrome ladder towel radiator, spotlights, wall mounted LED bathroom mirror, double glazed window to the rear (with fitted roller blind).

### BEDROOM TWO

8'6" x 8'2" (2.60 x 2.49)

Double glazed window to the front, radiator.

### BEDROOM THREE

11'6" x 11'3" (3.51 x 3.45)

Double glazed window to the front, radiator.

### BEDROOM FOUR

9'6" x 8'0" (2.90 x 2.45)

Double glazed window to the rear, radiator.

### BEDROOM FIVE

10'11" x 8'2" (3.34 x 2.49)

Double glazed window to the front, radiator.

### FAMILY BATHROOM

6'9" x 6'3" (2.07 x 1.92)

Three piece suite comprising of a paneled bath, wash hand basin and low flush WC. Tiling to the walls, radiator, double glazed window to the rear.

### OUTSIDE

The front of the property is set back from the road along its own tarmac driveway providing ample off-street parking and turning space for several vehicles. Access to the front entrance door, access to the integral garage via electrically operated garage door and pedestrian gated access then leads down the side of the property to the rear, outside lights, planted borders to the boundary lines housing a variety of mature bushes and shrubbery.

### DOUBLE GARAGE

16'3" x 14'6" (4.96 x 4.42)

Slightly smaller on the left hand side due to space being taken from the kitchen, an integral block built garage with an opening in the middle housing the 'Glow Worm' gas boiler, mezzanine storage space, power, lighting, wall mounted electrical consumer box, electrically operated removed controlled double width garage door.

### TO THE REAR

The rear garden has access points from the rear of the living room, dining room and side kitchen door. Initially, greeted with a paved patio seating area (ideal for entertaining) with decorative broken slate and rockery borders housing a variety of bushes and shrubbery. This area then opens out to a good size garden lawn (ideal for families) being enclosed by the boundary lines via hedgerows, shrubbery and bushes. To the bottom right corner of the plot, there is a useful timber garden shed, as well as the usual commodities to the garden such as an outside water tap and lighting point.

### DIRECTIONAL NOTE

Proceed through Stapleford into Trowell and through Ilkeston, crossing the main Ilkeston roundabout into the village of West Hallam. Continue along onto High Lane Central and the property can be found set back from the road on the left hand side, identified by our For Sale board.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.