



High Lane East
West Hallam, Derbyshire DE7 6HZ

A THREE BEDROOM SEMI DETACHED
HOUSE.

£250,000 Freehold



Situated in the highly regarded village of West Hallam is this extended three bedroom semi detached house.

Set back from the road on High Lane East, the property backs onto the local cricket ground and enjoys off-street parking and a particularly private rear garden.

This well presented property benefits from gas fired central heating served from a combination boiler, double glazed windows throughout and extended to the ground floor with a lounge, separate dining room, as well as a breakfast kitchen, and rear lobby provides access to a shower room/WC.

Rising to the first floor, the landing provides access to three bedrooms, the principal with an en-suite.

Situated in a semi-rural location, a short walk to open countryside and local nature reserve, yet far from being isolated, the property is within easy reach of schools for all ages, there is a bus stop outside and the market town centre of Ilkeston is no more than a mile away, offering a large variety of shops and facilities. Good road networks provide access to the nearby cities of Derby and Nottingham, as well as Junction 25 of the M1 motorway.

This property is ideal for first time buyers and young families. We strongly recommend an early internal viewing.



LOUNGE

15'3" × 15'10" (4.67 × 4.83)

Open stairs to the first floor, radiator, double glazed window and double glazed bay window to the front. Archway to dining room.

DINING ROOM

15'7" × 8'7" (4.77 × 2.63)

Radiator. Archway through to breakfast kitchen.

BREAKFAST KITCHEN

13'1" × 8'2" (4 × 2.50)

Range of fitted wall, base and drawers units with work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing for washing machine and appliance space. Table and chairs space. Double glazed window to the rear and door to entrance lobby.

ENTRANCE LOBBY

Double glazed entrance door to shower room.

SHOWER ROOM

8'9" × 8'5" (2.68 × 2.58)

Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush WC, shower cubicle. Cupboard housing gas fired combination boiler (for central heating and hot water). Double glazed window.

FIRST FLOOR LANDING

Double glazed window. Doors to bedrooms.

BEDROOM ONE

12'5" × 10'7" (3.80 × 3.25)

Built-in wardrobes and cupboard. Double glazed window to the front. Door to en-suite.

EN-SUITE

Incorporating a two piece suite comprising wash hand basin and low flush WC. Heated towel rail, double glazed window.

BEDROOM TWO

10'9" × 12'4" (3.30 × 3.76)

Loft hatch, radiator, double glazed window to the rear.

BEDROOM THREE

7'11" × 6'5" (2.42 × 1.96)

Radiator, double glazed window to the rear.

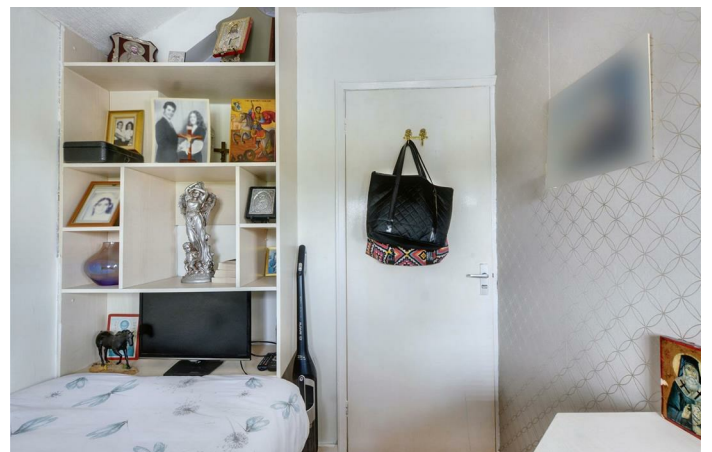
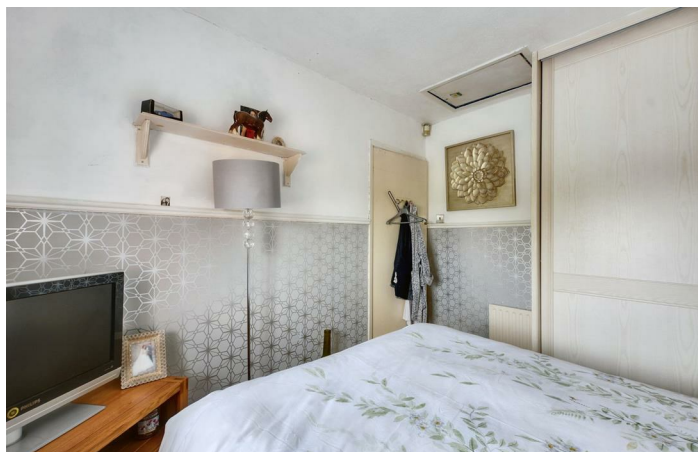
OUTSIDE

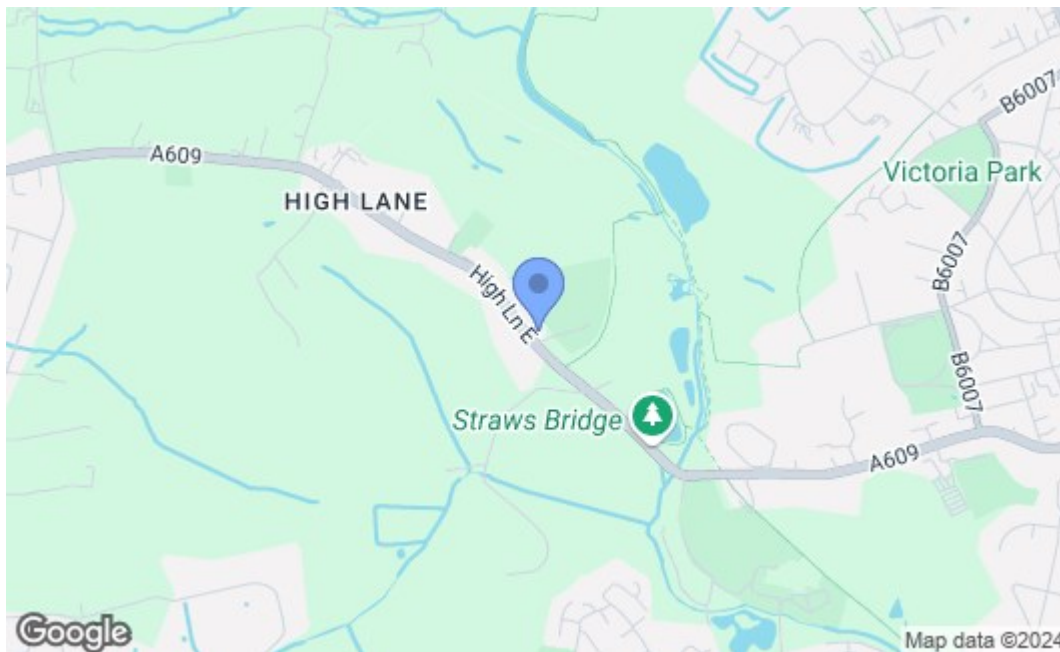
The property is set back from the road with a hedged-in front garden, gated driveway providing off-street parking for two vehicles. There is a shared driveway at the side of the house which gives access to the entrance door and garage. The rear garden is enclosed and offers a degree of privacy, generous patio area, hedged and fenced in.

GARAGE

17'7" × 10'5" (5.38 × 3.18)

Up and over door to the front.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.