



Station Road  
West Hallam, Derbyshire DE7 6GW

**£550,000 Freehold**

A FULLY RENOVATED & EXTREMELY WELL  
PRESENTED FOUR BEDROOM DETACHED  
FAMILY HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND RECENTLY RENOVATED THROUGHOUT FOUR BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE SITUATED IN THE HEART OF THIS POPULAR AND DESIRABLE VILLAGE LOCATION.

With accommodation over two floors, the ground comprises a spacious and welcoming entrance hallway with staircase rising to the first floor and useful storage closet, a ground floor WC, spacious living room with bi-folding doors opening out to the rear garden, office/study space with a Velux roof window, spacious family dining kitchen, separate utility room and family room. The first floor landing provides access to four bedroom (principal bedroom with en-suite facilities) and family bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, garage, enclosed garden space to the rear, as well as EV charging point, Nest central heating system, a shaped driveway providing ample off-street parking to the front and ample loft storage space.

The property is situated in this central part of the highly regarded village location, within close proximity of nearby amenities, transport links to and from the surrounding area, as well as ample outdoor countryside access.

For those looking for a ready to move into property, offering the space that a large or growing family require, we believe this property is well worth an internal viewing.

We highly recommend an internal inspection.



## ENTRANCE HALL

10'4" x 10'7" reducing to 6'5" (3.15 x 3.23 reducing to 1.97)

Feature composite entrance door with full height double glazed window to the side of the door, staircase rising to the first floor with feature glass balustrade and useful understairs storage cupboard, radiator with display cabinet, Nest central heating wall mounted thermostat, spotlights, useful storage cupboard. Doors leading through to the WC, living room and kitchen. Amtico flooring.

## WC

5'4" x 4'1" (1.64 x 1.25)

Modern white two piece suite comprising hidden cistern push flush WC and wash hand basin with mixer tap, feature tiled splashback and storage cabinet beneath. Double glazed window to the front, chrome ladder towel radiator, extractor fan. Amtico flooring.

## LIVING/DINING SPACE

23'8" x 15'3" (7.22 x 4.66)

Double glazed window to the front (with fitted shutters), feature bi-folding doors opening out to the rear garden patio, spotlights, media points, radiator with display cabinet, Amtico flooring. Separate openings either side, one to the kitchen area and one to the study/office space.

## STUDY/OFFICE SPACE

12'2" x 5'8" (3.73 x 1.75)

Double glazed picture window to the rear overlooking the rear garden, Velux roof window to the front, spotlights within the vaulted ceiling. Amtico flooring.

## KITCHEN

20'6" x 11'1" (6.26 x 3.38)

The kitchen is equipped with a matching range of handle-less soft-closing storage cupboards and drawers, with square edge solid granite work surfaces incorporating one and half bowl sink unit with inset draining board, mixer tap and Insinkerator waste disposal system, built-in fridge/freezer, integrated dishwasher, fitted induction hob and built-in CDA hob and matching CDA built-in microwave combination grill. Two double glazed windows to the rear both overlook the rear garden, two vertical radiators, spotlights, Amtico flooring, space for a sitting area/snug.

## UTILITY ROOM

8'6" x 5'8" (2.60 x 1.75)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating plumbing space for washing machine and tumble dryer, extractor fan, Amtico flooring. Door into the family room.

## FAMILY ROOM

13'3" x 12'1" (4.06 x 3.70)

Two double glazed windows to the rear both looking through to the rear garden, vertical radiator, spotlights.

## FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Double glazed window to the front (with fitted shutters), radiator, spotlights, telephone point, feature glass balustrade, loft access point to an insulated and lit loft space.

## BEDROOM ONE

13'3" x 10'11" (4.04 x 3.33)

Double glazed window to the front (with fitted shutters), radiator, spotlights, door to en-suite.

## EN-SUITE

9'10" x 4'6" (3.01 x 1.39)

Three piece suite comprising walk-in tiled shower cubicle with hidden piped

mains Drench shower with additional handheld shower attachment and glass shower screen, wash hand basin with mixer tap with decorative tiled splashbacks and storage cupboards beneath, low flush WC. Double glazed window to the front, chrome ladder towel radiator, spotlights, extractor fan, feature tiled floor.

## BEDROOM TWO

10'11" x 8'7" (3.34 x 2.64)

Double glazed window to the front (with fitted shutters, radiator, spotlights, loft access point with pull-down loft ladder to a partially boarded, lit and insulated loft space which also houses the gas fired combination boiler (for central heating and hot water purposes).

## BEDROOM THREE

12'0" x 8'6" (3.68 x 2.61)

Double glazed window to the rear (with fitted shutters), radiator, spotlights.

## BEDROOM FOUR

9'10" x 8'6" (3.02 x 2.60)

Double glazed window to the rear (with fitted shutters), radiator, spotlights.

## BATHROOM

10'9" x 5'8" (3.30 x 1.74)

Modern white three piece suite comprising a "P" shaped bath with glass shower screen, mixer tap and dual attachment mains shower with decorative tiled splashbacks, wash hand basin with mixer tap with splashbacks and storage cabinets beneath, push flush WC. Wall mounted LED lit bathroom mirror and additional bathroom storage cabinet, double glazed window to the rear, spotlights, extractor fan, chrome ladder towel radiator.

## OUTSIDE

To the front of the property there is a shaped tarmac driveway providing off-street parking for 3/4 vehicles with decorative block paved edging, shaped front garden lawn with planted flowerbeds housing a variety of bushes and shrubbery. Pedestrian gated access then leads through to the rear garden. EV charging point.

## TO THE REAR

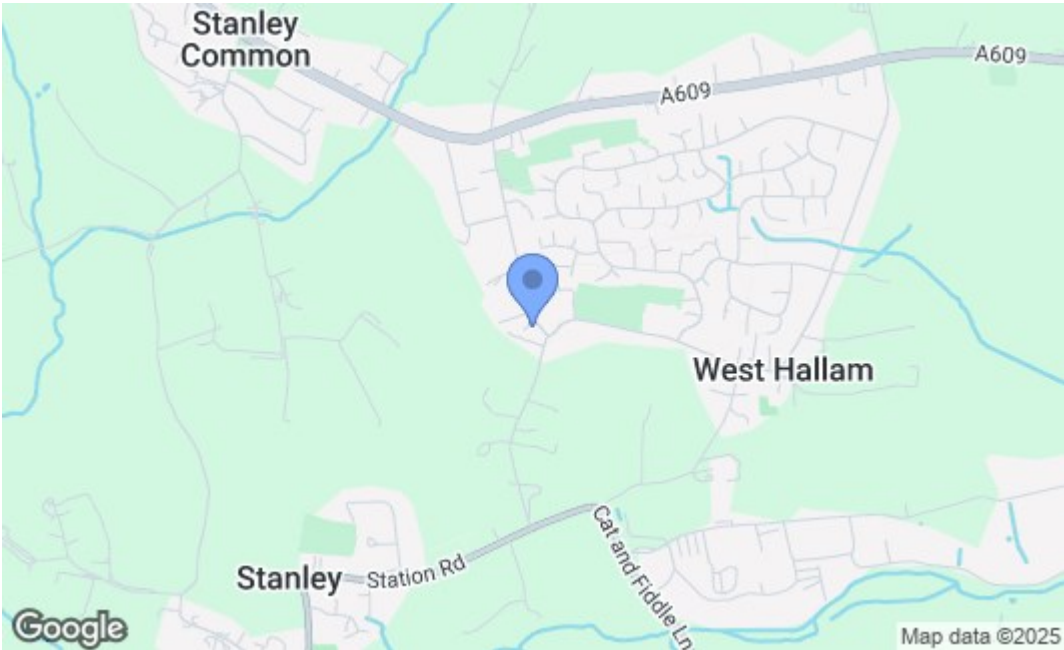
The rear garden has been landscaped and enclosed by timber fencing with concrete posts and gravel boards to the boundary line, offering a good size paved patio area (ideal for entertaining), sleeper retainers, decorative gravel flowerbed housing a variety of bushes and shrubbery. To the side of the patio there is a high quality artificial lawn area being enclosed by timber fencing to the boundary line. Within the garden there are the additional benefits of both a hot and cold water supply, external power sockets and lighting point.

## GARAGE

Electrically operated garage door, power and lighting points, as well as an additional accessible loft space via pull-down loft ladders to a boarded, lit and insulated loft space.



Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 86        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 78      |           |
| (55-68) D                                                       |         |           |
| (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.