



Station Road
West Hallam, Derbyshire DE7 6GW

£420,000 Freehold

A UNIQUE AND TARDIS LIKE DORMER
STYLE EXTENDED FOUR BEDROOM, TWO
BATHROOM, THREE RECEPTION ROOM
DETACHED 1924 BUILT PROPERTY
SITUATED WITHIN THIS POPULAR
DERBYSHIRE VILLAGE LOCATION



Robert Ellis are delighted to welcome to the market for the first time in approaching 50 years, this unique and tardis like dormer style four bedroom, two bathroom, three reception area detached family home with conservatory situated within this popular and highly regarded Derbyshire village location. An internal viewing is highly recommended.

With extensive accommodation over two floors, comprising of an entrance hallway, ground floor bedroom, living room, dining area, conservatory, kitchen, utility room, bathroom and separate dining room to the ground floor. The first floor landing then provides access to three further bedrooms, separate study room and first floor three piece shower room.

Other benefits to the property include gas central heating from a combi boiler, double glazing, in and out driveway and enclosed private not overlooked garden space to the rear.

As previously mentioned the property is located within this highly regarded Derbyshire village location offering easy access to nearby transport links to and from the surrounding area, ample countryside access as well as nearby shops, services and amenities.

The extensive amount of accommodation over both floors would make this property suitable for a growing family home as well as the ability to offer a separate first floor study space for those needing a space to work from home.

We would therefore highly recommend an internal viewing to fully appreciate the overall size of the property.



Entrance Hall

13'11" x 6'11" approx (4.25m x 2.12m approx)

With feature composite and double glazed front entrance door, electric meter cupboard box, display shelving, phone point, coving, door to living room, archway through to the dining/family area and further door to:

Ground Floor Bedroom

13'10" x 10'10" approx (4.24m x 3.31m approx)

With fully fitted wardrobes to one wall incorporating an additional L shaped space, radiator, double glazed window to the front with fitted blinds, laminate flooring and wall light points.

Lounge

18'7" x 12'7" approx (5.68m x 3.85m approx)

Double glazed window to the front with fitted blinds, media points, coving, radiator, feature Adam style fire surround incorporating marble insert and hearth with coal effect fire, double doors leading through to the dining room and further door leading back to the entrance hallway.

Dining Area

20'6" x 11'3" approx (6.26m x 3.43m approx)

Double glazed window to the rear, sliding double glazed patio doors opening to the conservatory, coving, radiator, decorative exposed archway of soldier bricks, double doors leading back through to the living room.

Conservatory

19'4" x 7'1" approx (5.9m x 2.18m approx)

Brick and double glazed construction with double glazed French doors opening out to the rear garden with fitted roller blinds, wall light points, laminate flooring and electric ceiling fan within the pitched roof ceiling.

Kitchen

14'2" x 8'5" approx (4.33m x 2.59m approx)

Comprising a matching range of fitted base and wall storage cupboards and drawers with granite style roll edged work surfaces incorporating counter level 1½ bowl sink unit with drainer and central swan neck mixer tap. Decorative tiled splashbacks, fitted counter level four ring gas hob with extractor over and oven beneath, space for microwave, plumbing for dishwasher, integrated fridge and freezer, double glazed window to the rear overlooking the rear garden with fitted roller blind, panelled ceiling, vertical radiator and doors providing access to the dining room and utility room.

Utility Room

6'5" x 2'11" approx (1.97m x 0.9m approx)

Double glazed window to the side, wall mounted gas central heating combination boiler, plumbing for washing machine, panelled ceiling and sliding door leading through to:

Ground Floor Bathroom

6'11" x 5'3" approx (2.12m x 1.62m approx)

Three piece suite comprising of a bath with central mixer tap, wash hand basin with mixer tap and storage cabinets beneath and hidden cistern push flush w.c. Double glazed hardwood framed window to the side with fitted roller blind, ladder towel radiator, shaver point, wall mounted mirror fronted bathroom cabinet and fully tiled walls and floor.

Dining/Family Room

11'3" x 9'5" approx (3.43m x 2.88m approx)

With turning staircase rising to the first floor, decorative archway of soldier bricks, radiator, wall light points, central open chimney breast area with fitted cupboards to either side, radiator, door through to the kitchen and archway leading back to the hallway.

First Floor Landing

Double glazed window to the front overlooking the front driveway, doors to the first floor front bedroom and first floor shower room. Access to:

Internal First Floor Landing

Radiator and doors to two further bedrooms and separate study room.

Front Bedroom

17'1" x 10'5" approx (5.21m x 3.19m approx)

Double glazed window to the front, radiator, loft access point, wall light point, decorative exposed beams and two built-in wardrobe spaces.

Shower Room

8'11" x 8'2" approx (2.74m x 2.50m approx)

Three piece suite comprising walk-in tiled shower cubicle with electric shower, low flush w.c. and circular bowl wash hand basin with mixer tap and storage cabinets beneath. Wall mounted mirror fronted bathroom cabinet, partial tiling to the walls, radiator, extractor fan and wall mounted shaver point.

Bedroom 3

9'5" x 6'6" approx (2.89m x 2m approx)

Roof window and radiator.

Study Room

14'2" x 9'10" to 5'6" approx (4.32m x 3m to 1.68m approx)

L shaped room with Velux roof window to the rear, radiator, decorative beams and useful storage space within the reduced head height area.

Master Bedroom

18'3" x 11'3" approx (5.57m x 3.44m approx)

Double glazed window to the rear overlooking the garden, radiator, wall light points, beams to the ceiling and fitted furniture including a double wardrobe and dresser/vanity area.

Outside

The property boasts a horseshoe shaped in and out driveway accommodation off street parking comfortably for 4/5 vehicles dependent on the size of car. Shaped lawn section with colourful hedgerow planted within the boundary line, contrasting gravel stone chippings, raised planted rockery, a variety of bushes and shrubbery and a lighting point. There is access then leading down the side of the property going into the rear garden.

The rear garden enjoys a non overlooking position enjoying a high degree of sunlight through the day, dual access down both sides of the property into the rear garden, pedestrian gated access which leads back round to the front and the driveway, the garden then boasts a shaped lawned section incorporating a paved patio seating area, accessed directly from the conservatory French doors. The garden then leads out to the secondary part of the garden beyond a decorative open brick wall to a vegetable patch incorporating a timber storage shed and greenhouse. The garden itself is fully enclosed by timber fencing with concrete posts and gravel boards and hedgerow to the boundary line. Within the garden there is also an external water tap and power point.

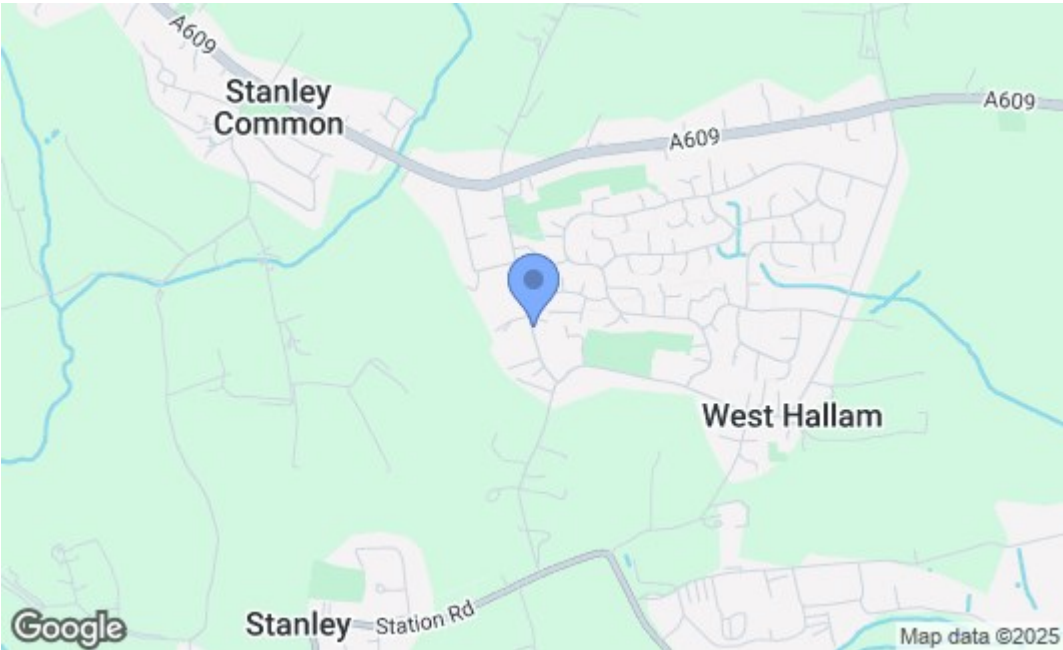
Directions

From the village centre continue along as if heading towards the turning for Station Road and take a right at the "T" junction (on to Station Road). The property can then be found on the left hand side identified by our "FOR SALE" sign.

REF:9131NH



Robert Ellis
ESTATE AGENTS



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