



Hallam Way  
West Hallam, Derbyshire DE7 6LP

A TWO BEDROOM SEMI DETACHED  
HOUSE.

**£199,995 Freehold**





ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS MODERN TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED DERBYSHIRE VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises entrance lobby, living room and full width dining kitchen (recently upgraded). The first floor landing provides access to two bedrooms and a bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking and a larger than average garage to the side.

The property is located in this popular Derbyshire village location within easy reach of the nearby village amenities. There is also easy access to ample outdoor countryside, as well as shops, services and amenities in nearby Ilkeston town centre.

We believe the property will make an ideal first time buy or family home. We highly recommend an internal viewing.



### ENTRANCE LOBBY

5'3" x 3'4" (1.62 x 1.04)

uPVC panel and double glazed front entrance door, coat pegs and access to the living room.

### LIVING ROOM

17'1" x 12'5" (5.23 x 3.79)

Double glazed window to the front, coving, wall light points, radiator, laminate flooring, turning staircase rising to the first floor with useful understairs storage space and access to the dining kitchen.

### DINING KITCHEN

12'5" x 7'6" (3.80 x 2.30)

Recently re-fitted comprising a matching range of fitted base and wall storage cupboards and drawers, with butchers block style square edge work surfacing incorporating single sink and draining board with central pull-out spray hose mixer tap. Built-in appliances include fridge/freezer and dishwasher with further plumbing space for a washing machine. Fitted four ring induction hob with extractor over and oven beneath, double glazed window to the rear, decorative tiled splashbacks, separate breakfast bar area, radiator, uPVC panel and double glazed door access leading to the rear garden.

### FIRST FLOOR LANDING

Doors to both bedrooms and bathroom.

### BEDROOM ONE

12'5" x 11'1" (3.81 x 3.40)

Double glazed window to the front, radiator, coving.

### BEDROOM TWO

12'4" x 7'10" (3.78 x 2.39)

Double glazed window to the rear, radiator, coving. Useful overstairs storage cupboard which also houses the gas fired combination boiler for central heating and hot water purposes.

### BATHROOM

6'6" x 5'10" (2.00 x 1.78)

Three piece suite comprising panel bath with dual head mains shower attachment over, push flush WC and wash hand basin. Tiling to walls, wall mounted bathroom cabinet, double glazed window to the side.

### OUTSIDE

To the front of the property there is a paved pathway providing access to the front entrance door, as well as side access leading down the left of the property. There is a dwarf hedgerow to the boundary line.

### TO THE REAR

The rear garden has an initial paved patio seating area (ideal for entertaining) with brick retaining wall and steps providing access to the second and third tiered parts of the garden. There is a decorative slate border housing a variety of bushes and shrubbery. The garden then leads up to the top tier which is predominantly lawned and enclosed by timber fencing to the boundary lines with planted flowerbeds and borders housing a further array of bushes and shrubbery. Within the garden there is an external water tap, lighting point and pedestrian access leading back to the front.

### DRIVE & GARAGE TO THE SIDE

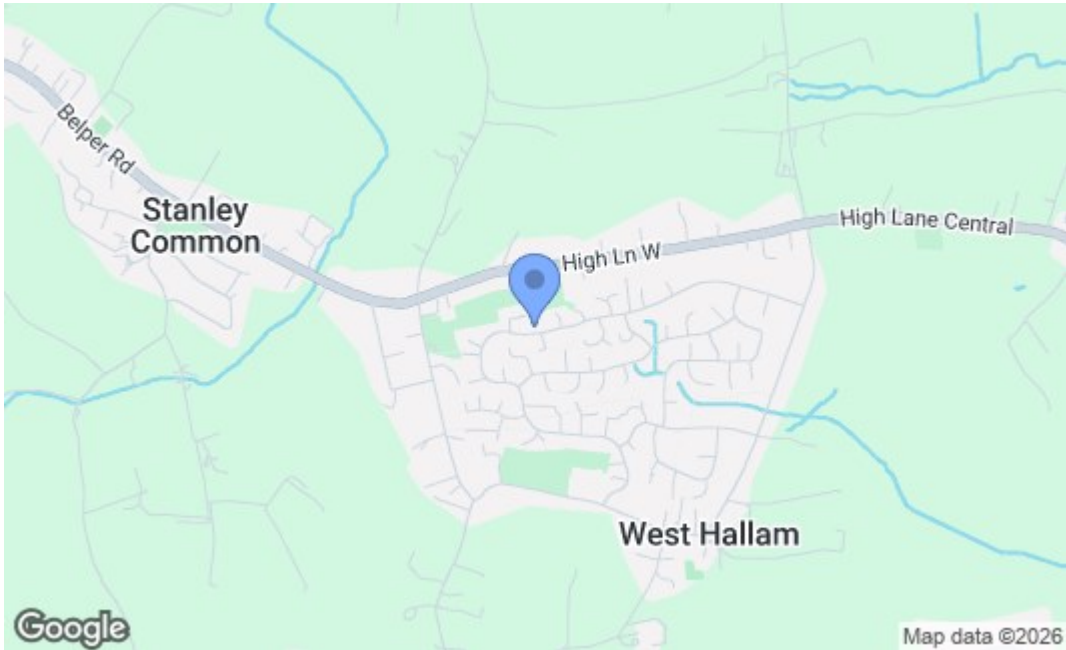
To the left hand side of the property there is a separate driveway space leading to a larger than average brick built garage with up and over door to the front.

### DIRECTIONS

Upon entering West Hallam via Ilkeston along High Lane, take an eventual left hand turn onto St Wilfrid's Road, before taking an eventual right hand turn onto Derbyshire Avenue. As Derbyshire Avenue continues onto Hallam Way, the property can be found on the right hand side, identified by our For Sale board.







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		
	68	84
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.