

Lechlade Close  
West Hallam, Derbyshire DE7 6NP

**£265,000 Freehold**

A RELATIVELY MODERN THREE BEDROOM  
DETACHED HOUSE SITUATED IN A QUIET  
RESIDENTIAL CUL DE SAC OFFERED FOR  
SALE WITH NO UPWARD CHAIN.



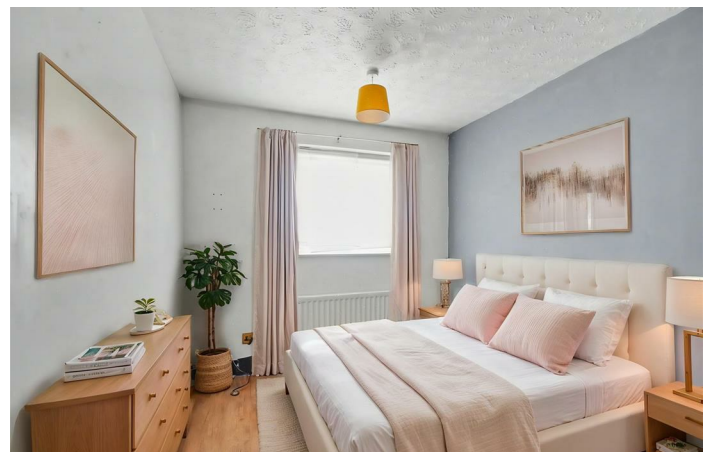
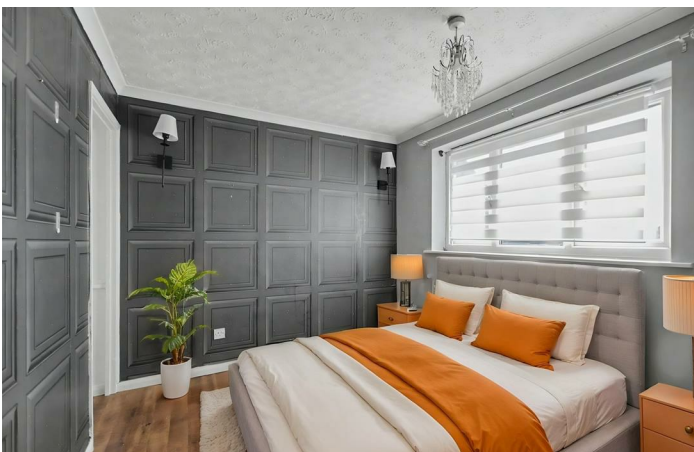
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS RELATIVELY MODERN THREE BEDROOM DETACHED HOUSE SITUATED IN THIS QUIET RESIDENTIAL CUL DE SAC IN THIS FAVOURED DERBYSHIRE VILLAGE.

With accommodation over two floors, the ground floor comprises entrance hallway, through lounge/diner and kitchen. The first floor landing then provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating, double glazing, off-street parking and an enclosed easy to maintain rear garden.

The property is located in this quiet residential cul de sac in this sought after Derbyshire village which offers a variety of village amenities and nearby schooling, whilst also providing good access links to Derby city centre and ample countryside green space.

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



### ENTRANCE HALL

13'3" x 5'10" (4.05 x 1.80)

uPVC panel and double glazed front entrance door, double glazed window to the side, telephone point, radiator, staircase rising to the first floor with decorative wood spindle balustrade and useful understairs storage cupboard, laminate flooring. Doors to lounge/diner and kitchen.

### THROUGH LOUNGE/DINER

19'11" x 11'7" (6.08 x 3.54)

Dual aspect room with double glazed windows to both the front and rear (with fitted roller blinds), laminate flooring, two radiators, media points, coving. Doors to hallway and kitchen.

### KITCHEN

11'6" x 9'4" (3.52 x 2.85)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with square edge work surfacing incorporating single sink and draining board with central swan-neck mixer tap. Fitted four ring Bosch hob and in-built Bosch double oven. Plumbing for washing machine, integrated fridge/freezer and Bosch dishwasher, double glazing window to the rear (with fitted blinds), uPVC panel and double glazed exit door to outside, laminate flooring to match the hallway. Doors leading back through to the dining area and entrance hall.

### FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Loft access point via wooden pull-down loft ladders to a partially boarded, lit and insulated loft space which also houses the gas fired combination boiler (for central heating and hot water).

### BEDROOM ONE

11'4" x 8'5" (3.46 x 2.57)

Double glazed window to the rear (with fitted blinds), radiator, laminate flooring, wall light points, coving, open storage space.

### BEDROOM TWO

11'5" x 8'5" (3.50 x 2.57)

Double glazed window to the front (with fitted blinds), radiator, laminate flooring.

### BEDROOM THREE

8'2" x 6'2" (2.51 x 1.89)

Double glazed window to the front, radiator, laminate flooring, useful fitted double storage cupboard.

### BATHROOM

8'2" x 6'3" (2.51 x 1.93)

Modern white three piece suite comprising tiled-in bathtub with central waterfall style mixer tap and handheld shower attachment, additional mains drench shower head over and glass shower screen, wash hand basin with waterfall style central mixer tap, hidden cistern push flush WC. Chrome towel radiator, wall mounted bathroom cabinet, additional bathroom storage, spotlights, double glazed window to the rear (with fitted blinds).

### OUTSIDE

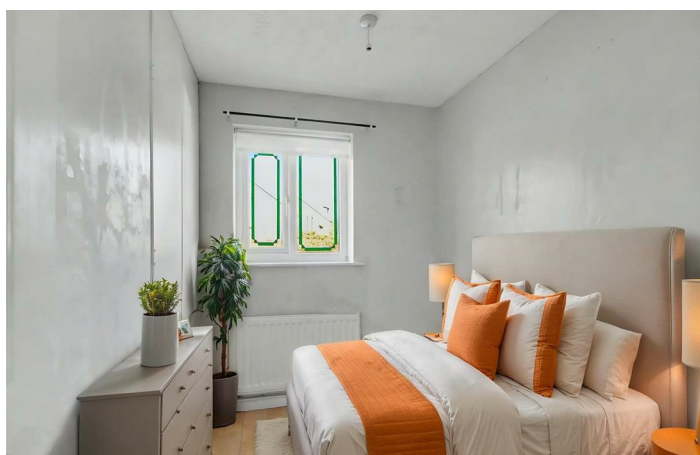
To the front of the property, there is a garden lawn occupying a corner position with a driveway providing off-street parking and paved pathway leading to the front entrance door, as well as pedestrian gated access leading down the side of the house to the rear garden. The remainder of the front garden consists of decorative stone with a stepping stone pathway providing access to the front entrance door.

### TO THE REAR

The rear garden is enclosed by timber fencing to the boundary lines designed for straightforward maintenance, a good size decked entertaining space leading onto an artificial lawn with planted flowerbeds and borders housing a variety of bushes and shrubbery. Pedestrian gated access leads back to the front of the property. Attached side timber shed store and a summerhouse tucked away in the bottom left hand corner of the garden. There is also an external water tap and lighting point.

### AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.

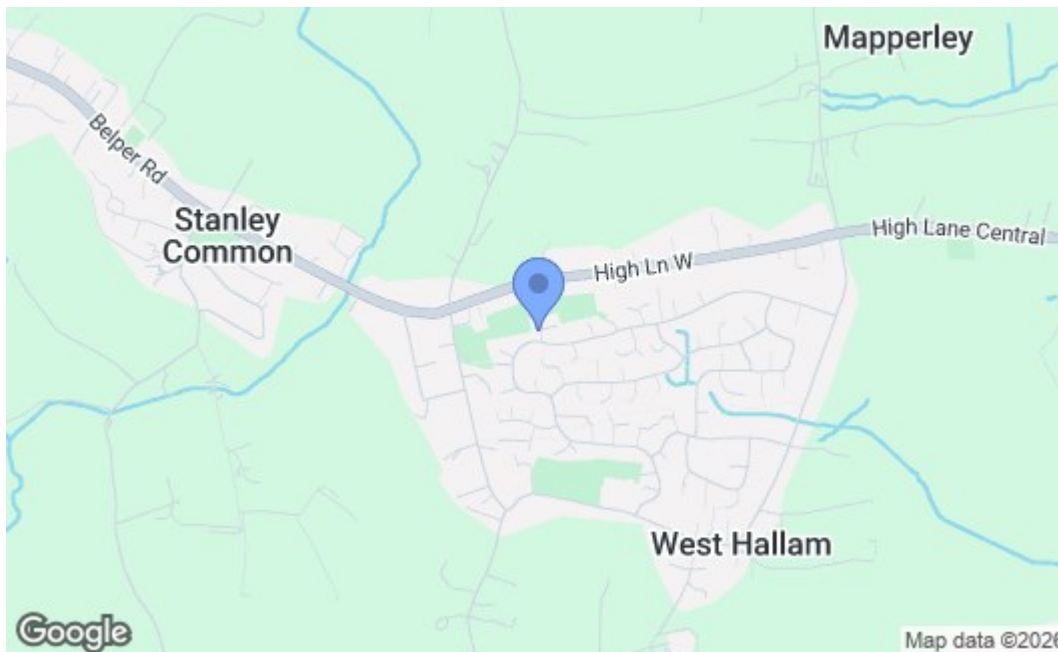
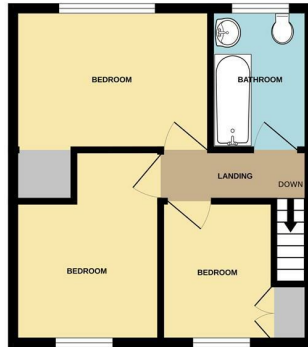
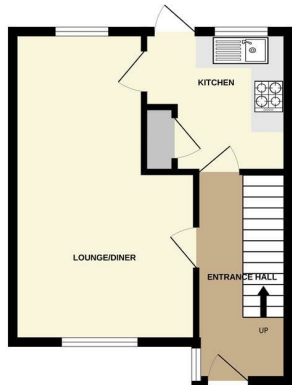




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		72	
(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.