

Hampton Close  
West Hallam, Derbyshire DE7 6LR

**£325,000 Freehold**

A FOUR BEDROOM DETACHED HOUSE.



We are pleased to offer for sale this generously proportioned four bedroom detached family home.

Offering a great flow of space, ideal for growing families. The property benefits from two generous reception rooms, useful utility room and ground floor cloaks/WC. The master bedroom has an en-suite shower room and the second bedroom has access to a staircase which leads to a converted attic, offering a large space which has been used as a games room.

Further features of this property are ample off-street parking, single garage with useful up and over doors to the front and rear, and a good sized rear garden laid mainly to lawn.

Situated on a no-through road on a modern estate within the village of West Hallam, the property is within walking distance of local schools and a useful parade of shops in the village centre. For those who enjoy the outdoors, the village is close to open countryside and walking distance of Shipley Park, yet far from being isolated with good road networks to the nearby market town of Ilkeston, as well as Derby and Nottingham being within easy reach.

Offered for sale with NO UPWARD CHAIN. Only on viewing the property internally can the accommodation be fully appreciated.



#### ENTRANCE PORCH

uPVC double glazed windows and front entrance door, with further door and window to the hallway.

#### HALLWAY

Radiator, walk-in cloaks cupboard.

#### CLOAKROOM/WC

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

#### LIVING ROOM

14'10" x 12'0" (4.54 x 3.67)

Flame effect electric fire with Adam-style surround, radiator, double glazed window to the front. Double doors to the dining room.

#### DINING ROOM

11'9" x 11'0" (3.6 x 3.36)

Stairs leading to the first floor, radiator. Double glazed French doors to the rear and door to the kitchen.

#### KITCHEN

12'5" x 8'6" (3.8 x 2.6)

Incorporating a fitted range of wall, base and drawer units with roll edge work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven and hob. Walk-in pantry, cupboard housing "Glow Worm" gas boiler (for central heating and hot water), double glazed window to the rear. Door to the utility room.

#### UTILITY ROOM

8'6" x 7'10" (2.6 x 2.41)

Wall and base units with work surfacing, plumbing and space for washing machine, radiator, double glazed window and door side. Door to hallway.

#### FIRST FLOOR LANDING

Loft hatch, built-in airing cupboard housing water cylinder.

#### BEDROOM ONE

14'10" x 8'7" (4.54 x 2.63)

Radiator, double glazed window to the front. Door to en-suite.

#### EN-SUITE

8'8" x 5'2" (2.66 x 1.60)

Four piece suite comprising wash hand basin, WC, bidet, shower cubicle with electric shower. Fully tiled walls, radiator, double glazed window.

#### BEDROOM TWO

11'0" x 8'8" (3.36 x 2.65)

Radiator, double glazed window to the rear. Door to staircase leading to the attic.

#### ATTIC

23'10" reducing to 16'11" x 11'3" (7.27 reducing to 5.16 x 3.45)

Converted over 30 years ago by previous owners. Two double glazed roof windows enjoying views over the surrounding area.

#### BEDROOM THREE

11'10" x 8'5" (3.63 x 2.57)

Radiator, double glazed window to the front.

#### BEDROOM FOUR

9'3" x 6'3" (2.84 x 1.92)

Currently used as a home office with radiator, double glazed window to the front.

#### FAMILY BATHROOM

6'11" x 5'7" (2.13 x 1.71)

Three piece suite comprising wash hand basin, low flush WC, panel bath with electric shower over. Fully tiled walls, double glazed window.

#### OUTSIDE

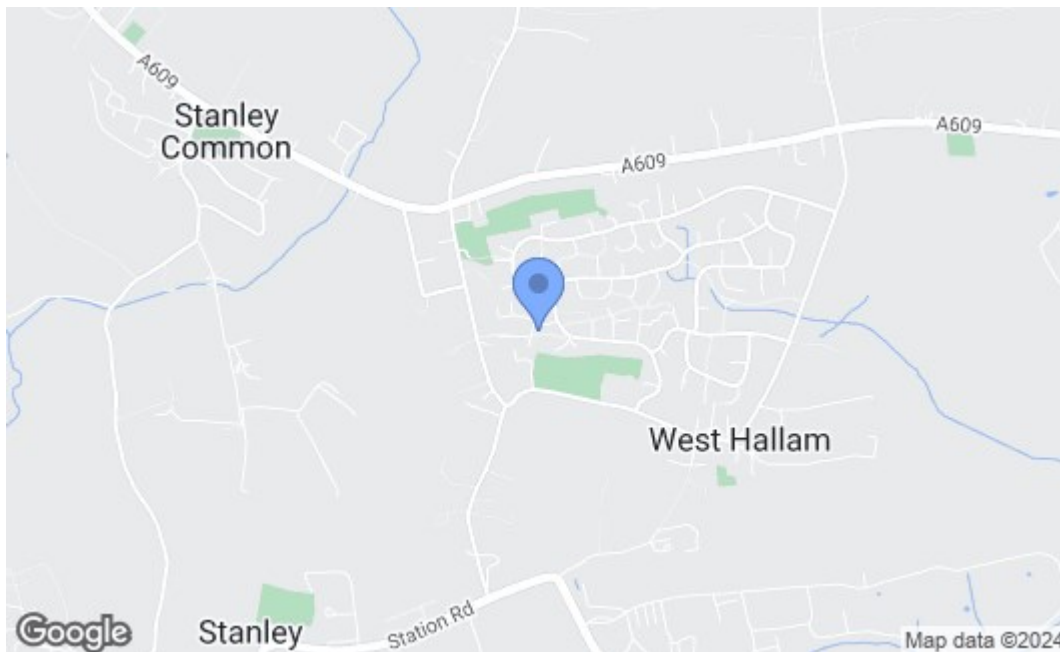
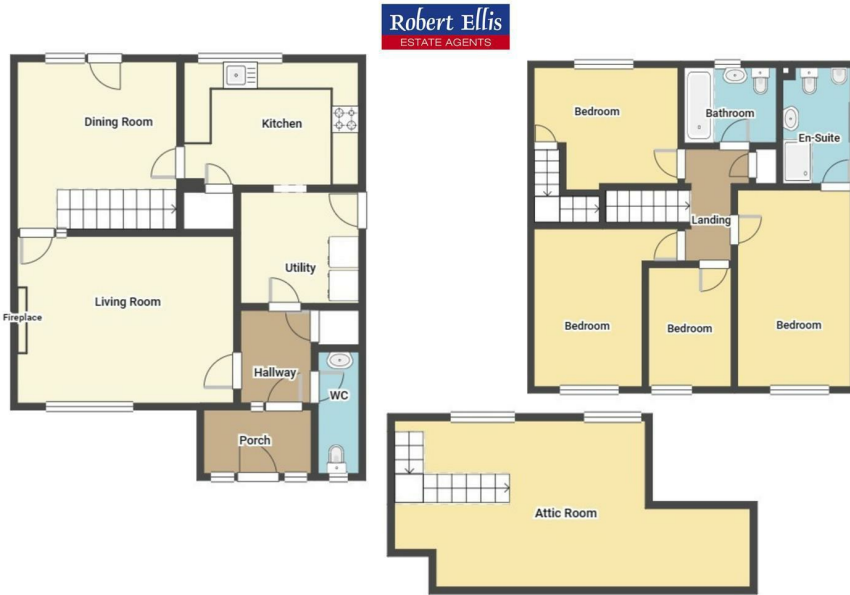
Open plan frontage with section of garden laid to lawn, block paved driveway providing parking for up to three vehicles and leading to attached brick built garage. There is gated pedestrian access at the side of the house leading to the rear garden which is of a generous size with patio and expansive lawn.

#### GARAGE

17'9" x 8'2" (5.42 x 2.49)

Attached construction with a pitched tiled roof, up and over door to the front, up and over door to the rear having through access. Light and power.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.