



High Lane West
West Hallam, Derbyshire DE7 6HQ

A THREE BEDROOM DETACHED
BUNGALOW.

£375,000 Freehold



A rare and exciting opportunity has arisen to purchase a three bedroom detached bungalow on an exceptionally large garden plot of just under half an acre in this sought after village location.

Offered for sale for the first time in a generation and built by the current family offers a hidden secret that cannot be seen from the front. This secret is somewhat surprising fact that as well as the immaculately maintained formal gardens, these gardens then stretch out to a private and secluded additional garden of just over a third of an acre. What's more, the rear boundary of this additional garden backs onto farmland and open fields on the edge of Mapperley and Shipley Country Park Estate.

The property comes to the market with vacant possession. Benefitting from central heating and double glazing, the accommodation currently comprises dining kitchen, lounge, inner hallway with access to three bedrooms, one of which has been used as a sitting room with a conservatory beyond. There is also a modern shower room/WC.

Whilst the property is very much habitable, we expect that any purchaser would wish to modernise and adapt to their own needs. There is a possibility of re-modelling and re-developing to exploit the aspect to the rear (of course, any significant alterations will require relevant permissions, etc).

Situated on High Lane West in this sought after Derbyshire village of West Hallam, which has a great community feel and a small parade of shops in the village itself, with the nearby market town of Ilkeston offering a variety of shops and facilities, including supermarkets and a train station. For those who enjoy the outdoors, there are many footpaths and bridleways into the open countryside, including Shipley Country Park and the Nutbrook Trail.

This opportunity will suite a variety of buyers but in particular those looking for a large amount of open space and gardens to enjoy.



DINING KITCHEN

17'4" x 9'2" increasing to 11'0" (5.3 x 2.81 increasing to 3.37)

A range of fitted wall, base and drawer cupboards with roll edge work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Integrated fridge. Plumbing and space for washing machine, floor mounted gas boiler (for central heating and hot water). Table and chair space, radiator, double glazed windows to the front and side, side entrance door. Door to lounge.

LOUNGE

16'11" x 9'3" increasing to 11'3" (5.16 x 2.83 increasing to 3.45)

Fireplace with "Baxi" fire grate. Two radiators, double glazed bow window to the front. Door to inner hallway.

INNER HALLWAY

Loft hatch. Doors to bedrooms and shower room.

BEDROOM ONE

15'9" x 10'2" (4.82 x 3.10)

Fitted wardrobes with eye level cupboards over. Dressing table with drawers, radiator, double glazed window.

BEDROOM TWO

10'11" x 10'7" (3.35 x 3.23)

Currently used as a second sitting room with radiator, double glazed patio door to conservatory.

CONSERVATORY

8'2" x 10'5" (2.5 x 3.2)

Sealed unit double glazed construction and a dwarf brick wall with patio doors enjoying aspects over the rear garden.

BEDROOM THREE

10'5" x 8'8" (3.2 x 2.65)

Built-in airing cupboard with hot water cylinder. Radiator, double glazed window to the side.

SHOWER ROOM

6'0" x 8'2" (1.84 x 2.5)

Three piece suite comprising wash hand basin with vanity

unit, low flush WC, shower cubicle with thermostatic controlled shower. Partially tiled walls, radiator, double glazed window.

OUTSIDE

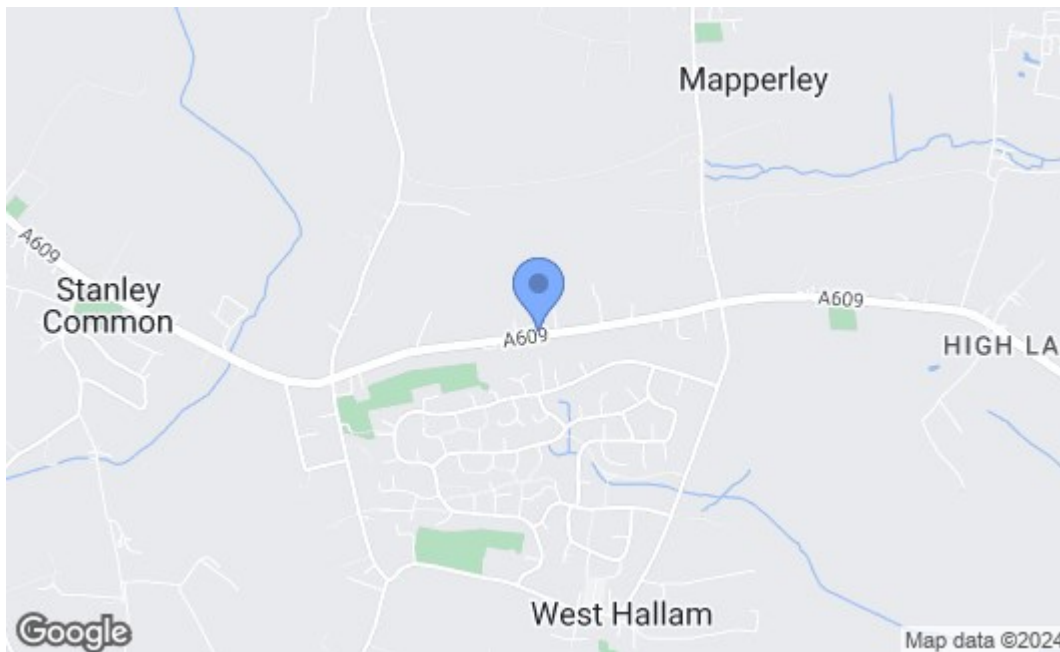
The property is set back from the road with a good size frontage and garden laid mainly to lawn with well tended borders. A driveway provides off-street parking with a turning area in front of the property. The driveway continues along the side of the property where there is a carport leading to a detached brick built garage. A passageway between the garage and the property leads to the rear garden. The exceptionally large rear gardens comprise a more formal garden beyond the rear elevation, patio area and two sections of lawn. There are colourful and well tended flower, shrubs beds and borders. The garden then continues to a substantial plot laid to lawn, inset with a variety of mature trees, some evergreen, and a variety of shrubs. The boundaries are fenced and hedged-in.



GROUND FLOOR
1496 sq.ft. (138.9 sq.m.) approx.



TOTAL FLOOR AREA: 1496 sq.ft. (138.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(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	

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