



High Lane East  
West Hallam, Derbyshire DE7 6HY

A FOUR BEDROOM SEMI DETACHED  
HOUSE.

**£395,000 Freehold**





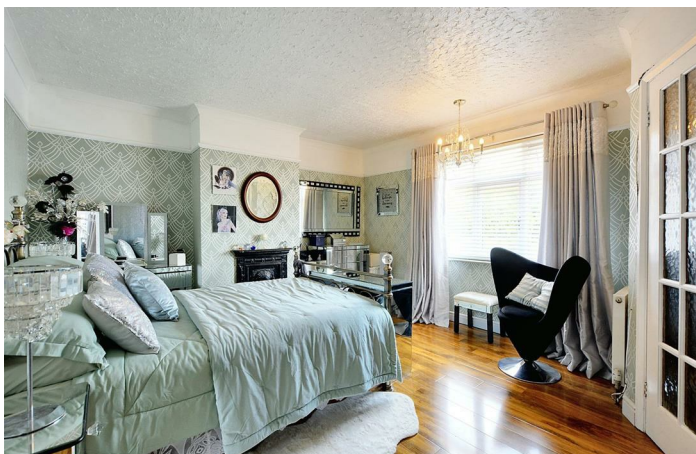
A surprisingly spacious four bedroom semi detached house.

This property offers fantastic space and flexibility of accommodation (ideal for growing families). The property has the benefit of a ground floor bedroom with wet room (ideal for dependent relatives or visitors, or to give teenagers privacy, etc).

The property enjoys a large amount of living space with a generous lounge having a log burner. To the centre of the house can be found a modern fully fitted kitchen which then leads through to a generous family room with aspect over the rear garden and also links to the ground floor bedroom and could be adapted as a separate living space therefore create an annex of sorts.

The property is situated in the popular Derbyshire village of West Hallam and offers ample off-street parking to the front and good sized rear gardens which back onto open fields and countryside. West Hallam has it's own primary school, useful small shopping precinct and a great community feel. Far from being isolated, the village offers good transport links to the nearby market town of Ilkeston, and Nottingham and Derby within easy reach, as well as Junction 25 of the M1 motorway for those looking to commute further afield.

This well presented property is centrally heated and double glazed and we strongly recommend an internal viewing to fully appreciate the accommodation and flexibility on offer.



#### FRONT HALLWAY

Double glazed window, stairs to the first floor, radiator, wall mounted gas boiler (for central heating and hot water). Door to utility room and living room.

#### LIVING ROOM

16'10" x 13'9" (5.15 x 4.21)

Inset cast iron log burner, radiator, square bay window to the front, glazed doors to kitchen.

#### KITCHEN

23'7" x 9'10" (7.2 x 3)

Incorporating a range of modern fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Electric double oven, gas hob, extractor, appliance space. Open to family room.

#### FAMILY ROOM

23'2" x 8'9" (7.08 x 2.67)

Skylights, radiator, double glazed window and French doors opening to the rear garden.

#### UTILITY ROOM

Fitted units, plumbing and space for washing machine. Door to wet room.

#### WET ROOM

Vanity wash hand basin, low flush WC, shower area with thermostatically controlled shower. Door to ground floor bedroom.

#### GROUND FLOOR BEDROOM

12'5" x 9'3" (3.80 x 2.82)

Radiator. Double doors leading to the family room.

#### FIRST FLOOR LANDING

Useful walk-in closet. Hatch and ladder to partially boarded loft.

#### BEDROOM ONE

14'0" x 12'5" (4.27 x 3.8)

Wood flooring, ornate cast iron fireplace, radiator, double glazed window to the front. Door to en-suite.

#### EN-SUITE

Three piece suite comprising wash hand basin with vanity

unit, low flush WC, shower cubicle with electric shower. Radiator, double glazed window.

#### BEDROOM TWO

12'4" x 11'6" (3.78 x 3.51)

Radiator, double glazed window to the rear.

#### BEDROOM THREE

12'8" x 9'7" (3.88 x 2.94)

Radiator, double glazed window to the rear.

#### BATHROOM

9'0" x 5'7" (2.76 x 1.72)

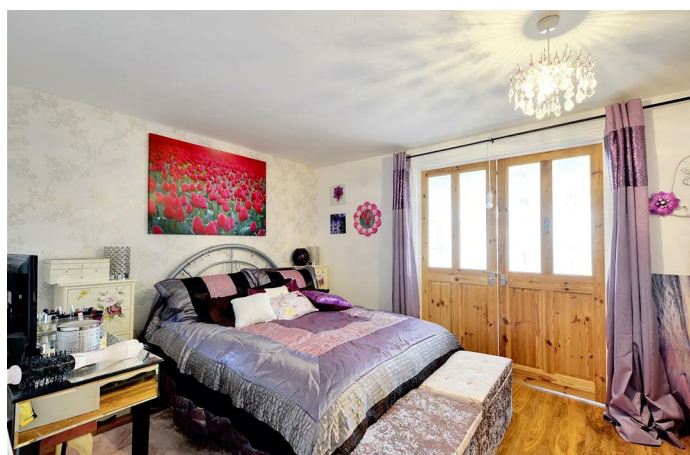
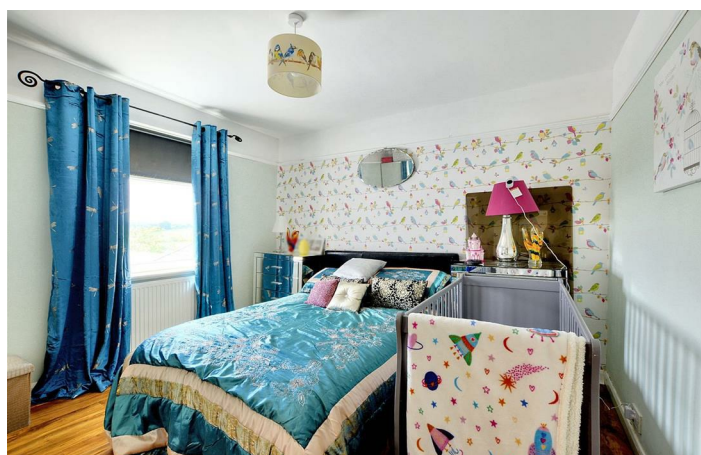
Three piece suite comprising wash hand basin, low flush WC, panel bath. Radiator.

#### OUTSIDE

The property is set back from the road with a block paved forecourt providing off-street parking for 2-3 vehicles. There is gated access at the side of the house leading to the rear garden. The rear garden is of a generous size with patio area, section of garden laid to lawn, gravel and slate beds, various shrubs and the garden backs onto open fields.

#### COUNCIL TAX

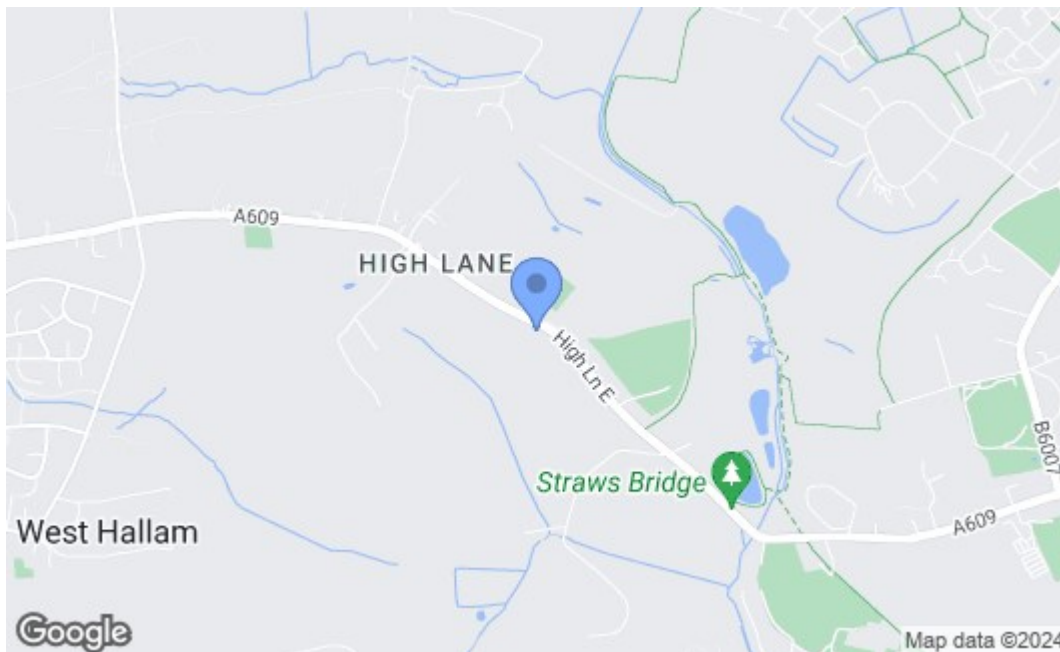
Erewash Borough Council Band B.







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			
<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.