



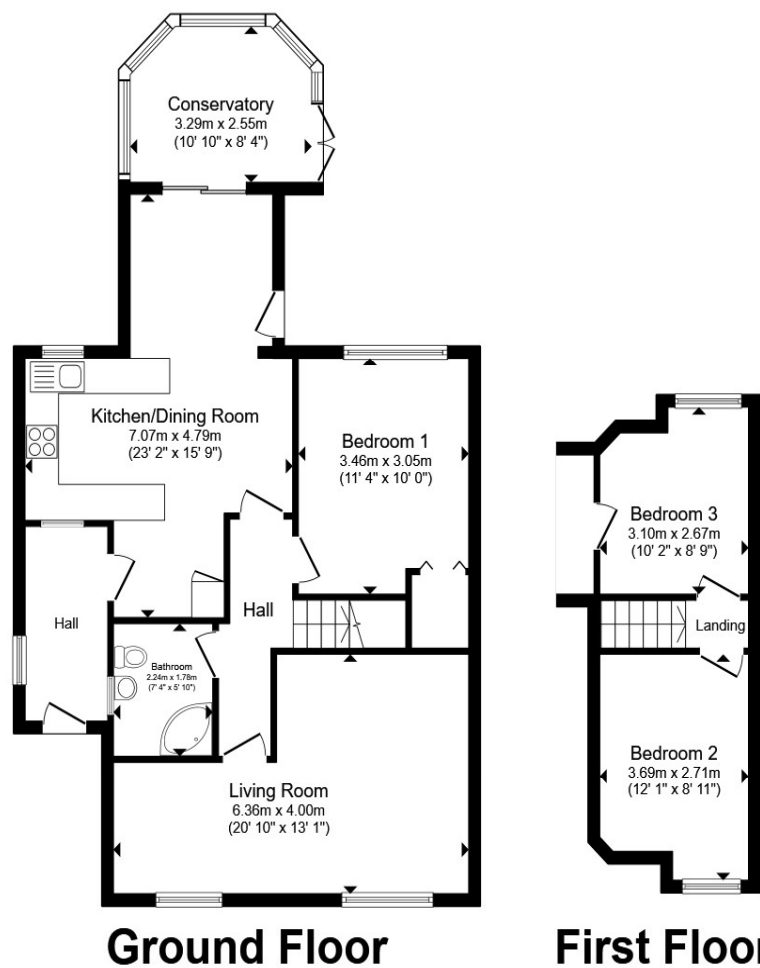
High Lane East, West Hallam Ilkeston DE7 6HZ

welcome to

High Lane East, West Hallam Ilkeston

Charming three-bedroom semi-detached home in West Hallam, Derby. Featuring a modern kitchen, conservatory, spacious garden, and driveway parking, this warm and inviting property is perfect for families or first-time buyers.





Living Room

20' 10" Max x 13' 1" Max (6.35m Max x 3.99m Max)

Kitchen/ Diner

25' 2" Max x 15' 9" Max (7.67m Max x 4.80m Max)

Conservatory

10' 10" Max x 8' 4" Max (3.30m Max x 2.54m Max)

Bathroom

7' 3" Max x 5' 8" Max (2.21m Max x 1.73m Max)

Bedroom 1

11' 4" Max x 10' Max (3.45m Max x 3.05m Max)

Bedroom 2

12' 1" Max x 8' 11" Max (3.68m Max x 2.72m Max)

Bedroom 3

10' 2" Max x 8' 9" Max (3.10m Max x 2.67m Max)

Total floor area 101.8 m² (1,096 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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High Lane East, West Hallam Ilkeston

- Three good-sized bedrooms (two doubles, one single with fitted wardrobes)
- Ground-floor bedroom and modern bathroom with corner suite
- Bright living room with fireplace and adjoining conservatory
- Contemporary fitted kitchen/diner with integrated appliances
- Expansive private rear garden with patio, lawn, two sheds, and greenhouse

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY121334 - 0003

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