



High Lane West, West Hallam Guide Price: £289,950

- Two Bedroom Detached Bungalow
- Conservatory with 8 x Bifold D/G Doors
- Under Floor Heating in Conservatory
- Lounge & Fitted Kitchen with Appliances
- Two Bedrooms with Fitted Wardrobes
- Well Stocked Rear Garden
- Garage & Car Port & Off-Road Parking
- **Planning Consent for Side/Rear Extension**



Charles Newton & Co Estate Agents are delighted to offer for sale this Two Bedroom Detached Bungalow which is situated in a sought after location of High Lane West, West Hallam. The bungalow benefits from having multiple off road parking/caravan standing area, Detached garage with electric operated door, and rear workshop attached, Spacious double glazed conservatory with multiple Bi-folding doors opening onto the rear well stocked mature garden.

Full planning permission has also been granted for the erection of a single-storey side and rear extension including roof lights, ERE/0920/0060 and offers the opportunity to construct a Rear/Side Extension, consisting of; a new living/dining space offering multiple bi-folding doors, and two Velux roof windows to the new rear extension area, along with a new kitchen footprint and also creating a new bedroom/music/play room, (previously the kitchen room). Outside the property, consent has also been granted for a new brick garage with rear access into the new kitchen area & new cloakroom/W/C.

Plans are available on request.

GUIDE PRICE £289,950 - £299,950

Interval viewing is essential to fully appreciate what this bungalow has to offer.

Full Description:

Hallway: Enter entrance door into L-shaped hallway with cloak cupboard, wall mounted radiator, loft access, internal doors to all rooms and carpet fitted.

Lounge: 3.05 m (10'0") x 7.57 m (24'10") max This good size room offers a coal effect gas fire set in feature stone fire place surround with wood beam mantle over, two central heating radiators, feature beams to ceiling, arched glazed window to the side elevation and UPVC double glazed French doors opening into the rear large conservatory.

Conservatory: 5.77 m (18'11") x 3.07 m (10'1") Spacious Upvc double glazed conservatory consisting of eight bi-folding double glazed doors opening onto the rear garden area, ceramic tiled floor with under floor heating installed, UPVC double glazed windows with inset blinds, ceiling spot lighting and power sockets installed.



Kitchen: 2.87 m (9'5") x 3.02 m (9'11")

With a range of modern wall & base wall & base units with inset ceramic sink with mixer tap, integrated appliances which include washing machine, electric oven with four ring electric hob and extractor fan hood over, fridge & freezer and microwave. Tiled splash backs, UPVC double glazed window and door lead into the rear conservatory.

**Bathroom: 1.65 m (5'5") x 2.59 m (8'6")**

Comprising of a three piece suite with wall mounted wash basin, shower shaped bath with mains feed shower over, low level WC, ceiling light, & wall mounted towel radiator. Two Upvc double glazed windows make this a bright spacious bathroom with white wood blinds to complement.

**Bedroom One: 3.00 m (9'10") x 2.87 m (9'5")**

Double room with double glazed window & blinds to the front elevation, range of Sharp fitted sliding wardrobes, ceiling coving, wall mounted radiator and fitted carpet. With potential to extend the bedroom if required to create a larger bedroom size.

**Bedroom Two: 3.00 m (9'10") x 2.87 m (9'5")**

Double size room with double glazed window to the front elevation and blinds fitted, wardrobes and units, wall mounted radiator, and fitted carpet.

**Outside the Property:****Front Garden:**

To the front of the property is the driveway area providing multiple off road parking / caravan/motorhome standing which leads to the car port and detached garage. Beech hedge & fence boundary compliment the frontage.

Detached Garage & Car Port:

Fitted with a Hormann electric operated up & over door, power & lighting installed and at the rear of the garage double door open into the rear shed/workshop area with multiple power sockets.

Rear Garden:

This well stocked mature enclosed garden area, with lawn area & mature plant and shrub borders, rear summer house and paved patio seating area, fence & hedge boundary around the property. Secure gates at both sides of the rear garden lead to the front of the property.



Current Floor-plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Brochure Details: The photography for this brochure was prepared by Charles Newton & Co Estate Agents in accordance with the Seller's instructions.

Viewing: By prior appointment only with the Agents on Tel. 01773 535535 (Option 2)

Tenure: The property is reported to be freehold.

Please note:

These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plans are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or perusal of the title to the property or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make, warrant or give, neither do Charles Newton & Co Estate Agents and any persons in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property.

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