



106 High Lane West
West Hallam DE7 6HP

Offers invited £450,000



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A stunning completely refurbished and extended three -bedroom detached bungalow is the perfect purchase for anyone looking to find their forever home as it has a breath-taking interior to exceptional show home standard in a highly sought after location.

This property is situated within reach of various local amenities & has great transport links to Ilkeston and Derby.

Internally, the accommodation comprises of a welcoming entrance hallway, a good-sized living room open plan to the newly fitted modern kitchen benefiting from a variety of integrated appliances granite worksurfaces, two roof lanterns, bi-fold doors open into the beautiful gardens, newly fitted three-piece bathroom suite. The accommodation is complete with three double bedrooms master having en-suite shower room. This delightful property boasts a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. There's plenty of space for the whole family to unwind and rest comfortably. Outside to the front large frontage with driveway providing ample off-road parking, leading to an integral garage. To the rear is a private enclosed garden with raised patio seating area large formal lawn and cleverly planned borders of shrubs and bushes.

This stunning property really has to be viewed to be fully appreciated, offered to the market with no upward chain.

West Hallam is a much sought after Derbyshire village, conveniently placed offering a good range of local amenities including a Village hall, Church, public house, hairdressers, Tesco store, Cricket Club, Doctors, takeaways, cafe the famous Bottle Kiln.

West Hallam is perfect for families with the highly regarded Scargill C of E A Primary School and The Community Pre-school.

There are transport links to neighbouring towns and villages and with its close proximity to the M1 Motorway, West Hallam makes an excellent base for commuting.





Living Accommodation

Entrance Hallway

Double glazed front door, radiator, storage cupboard, doors leading off to bedrooms and lounge.

Lounge

21'2 x 13'1 (6.45m x 3.99m)

Fully carpeted flooring, two radiators, open plan to dining kitchen.

Kitchen

32'2 x 11'6 (9.80m x 3.51m)

The heart of a home is the kitchen and this superb example really doesn't disappoint!

The kitchen area comprises a comprehensive fitted range of contemporary, handle-free wall, base and drawer units with granite worksurfaces over and matching breakfast bar/ central island unit, inset sink with mixer taps over. Various integrated appliances including oven, gas hob with extractor hood over and dishwasher. Space for fridge/freezer, down lighting and spot lighting, two vaulted ceiling roof lights, double glazed window and double-glazed bi-fold doors opening to the rear garden, tiled flooring.

Utility Room

9'8 x 5'2 (2.95m x 1.57m)

Fitted units to match the kitchen, granite work surfacing and inset sink with mixer tap, space for machine and radiator, tiled flooring, door to kitchen.

Bedroom Accommodation

L-shaped Master Bedroom

18'5 x 9'4 (5.61m x 2.84m)

A double room with double glazed window to the front elevation, radiator, fitted carpets, door to en-suite.

En-suite Shower Room

Three piece suite comprising low flush w.c., wash hand basin and shower cubicle with feature shower over. Chrome heated towel rail, part tiled walls and tiled flooring, double glazed window to the side elevation.



Bedroom Two

11'1 x 10'9 (3.38m x 3.28m)

A double room with double glazed window to the front elevation, radiator, fitted carpets.

Bedroom Three

10'7" x 8'2" (3.23m x 2.51m)

Bathroom

9'1 x 6'2 (2.77m x 1.88m)

Fitted with bath, shower cubicle, wash hand basin in vanity, low level WC. Double glazed window to the rear elevation, part tiled walls, radiator and extractor fan.

L shaped Garage

13'5 x 7'4 (4.09m x 2.24m)

Up and over door Light and power

Outside

Front Garden

To the front of the property is a driveway providing off road parking for several vehicles and a large lawn area with a planted borders.

Driveway

Rear Garden

To the rear of the property is a large garden being mainly laid to lawn with a patio area, garden shed. Outside power and lighting.

Location

West Hallam is a popular village with open countryside nearby and boasts a wealth of local amenities including noted village primary school, shops, public houses, Bottle Kiln craft shop/cafe and regular bus services.

The property also offers easy access to the major trunk roads, which in turn lead to the M1 motorway and East Midlands International Airport. The location is convenient for Derby and Nottingham centres



Floor Plan



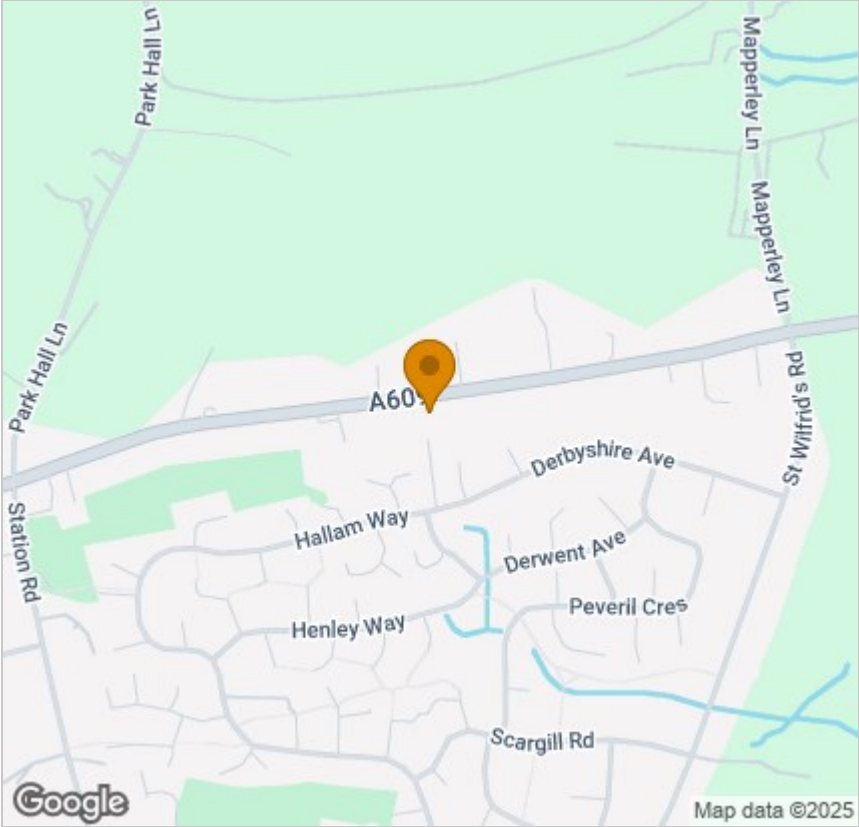
Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

