



119 Station Road
West Hallam DE7 6GX

£318,000



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Extremely spacious four bedroomed traditional property in a sought-after location quietly tucked away in a cul-de-sac with a large two-story extension and larger than average double garage.

This family home really has to be viewed to be fully appreciated.

The generous accommodation in brief comprises; entrance hall, downstairs W.C., newly fitted living kitchen with quartz worktops and central island, handy utility room, large double garage with rear office, spacious lounge with log burner, sitting room and conservatory.

Upstairs there are three double bedrooms and one single, a family bathroom as well as a separate shower room.

Outside there is ample parking on the block paved driveway and garage, the enclosed rear garden is mainly laid to lawn with a patio seating area.





Entrance Hallway

Enter via double glazed door into hallway, doors off, stairs to first floor, radiator & laminate flooring.

Lounge

15'0" x 10'11" (4.57m x 3.33m)

Double glazed patio doors into conservatory, brick built fireplace with wooden mantle & stone hearth, housing multi fuel burner, coving to ceiling, TV point, radiator & wooden flooring.

Conservatory

12'3" x 10'5" (3.73m x 3.18m)

Double glazed windows, double glazed French doors to the rear garden, power, lighting & tiled flooring.

Sitting Room

11'0" x 10'6" (3.35m x 3.20m)

Double glazed window to the front elevation, coving to ceiling, TV point, radiator & wooden flooring.

Breakfast Kitchen

17'4" x 15'7" (5.28m x 4.75m)

Double glazed window to the front elevation, double glazed French doors & window to the rear elevation, modern kitchen in charcoal & white with wall & base units, soft close doors & deep set pan drawers, quartz work surface, composite sink & drainer with mixer tap, electric double oven & gas hob with extractor over, integral fridge & freezer, breakfast bar/island, spot light lighting, TV point, radiator & laminate flooring.



Utility Room

13'3" x 4'6" (4.04m x 1.37m)

Double glazed door to the front elevation, double glazed window to the rear elevation, white gloss cupboards with matching worktop over, stainless steel sink & mixer tap, splash back tiling, plumbed for washing machine, radiator & laminate flooring.

Downstairs WC

4'6" x 3'10" (1.37m x 1.17m)

Window to side elevation, low flush WC

First Floor Landing

Doors off, helpful storage cupboard housing New Baxi boiler with 7 years warranty, loft hatch & fitted carpet.

Bedroom One

13'5" (max) 11'7" (4.09m (max) 3.53m)

L shaped with two double glazed windows to the front elevation, fitted wardrobe, TV point, radiator & fitted carpet.



Bathroom

6'7" x 5'7" (2.01m x 1.70m)

Frosted double glazed window to the rear elevation, panelled bath, low flush WC, wash hand basin, radiator, part tiled walls & vinyl flooring.

Bedroom Two

12'10" x 11'1" (3.91m x 3.38m)

Two double glazed windows to the front elevation, fitted wardrobes, TV point, radiator & fitted carpet.

Bedroom Three

10'11" x 10'11" (3.33m x 3.33m)

Double glazed window to the rear elevation, fitted wardrobes, TV point, radiator & fitted carpet.

Bedroom Four

10'1" x 6'8" (3.07m x 2.03m)

Double glazed window to the rear elevation, radiator & fitted carpet.



Shower Room

6'5" x 5'7" (1.96m x 1.70m)

Walk in cubicle with mains feed shower, low flush WC, wash hand basin, part tiled, heated towel rail & vinyl flooring.

Garage

23'0" x 18'0" (max) (7.01m x 5.49m (max))

Large garage with electric roller door, door from utility room, power & lighting, door to office, double glazed window to the side elevation, double glazed door to the rear.

Office

12'9" x 7'9" (max) (3.89m x 2.36m (max))

Double glazed window to the rear elevation, power & lighting.

Outside

Rear Garden

Block paved patio area, cold water tap, power point, lawn area with fence and hedge boundaries.

Frontage

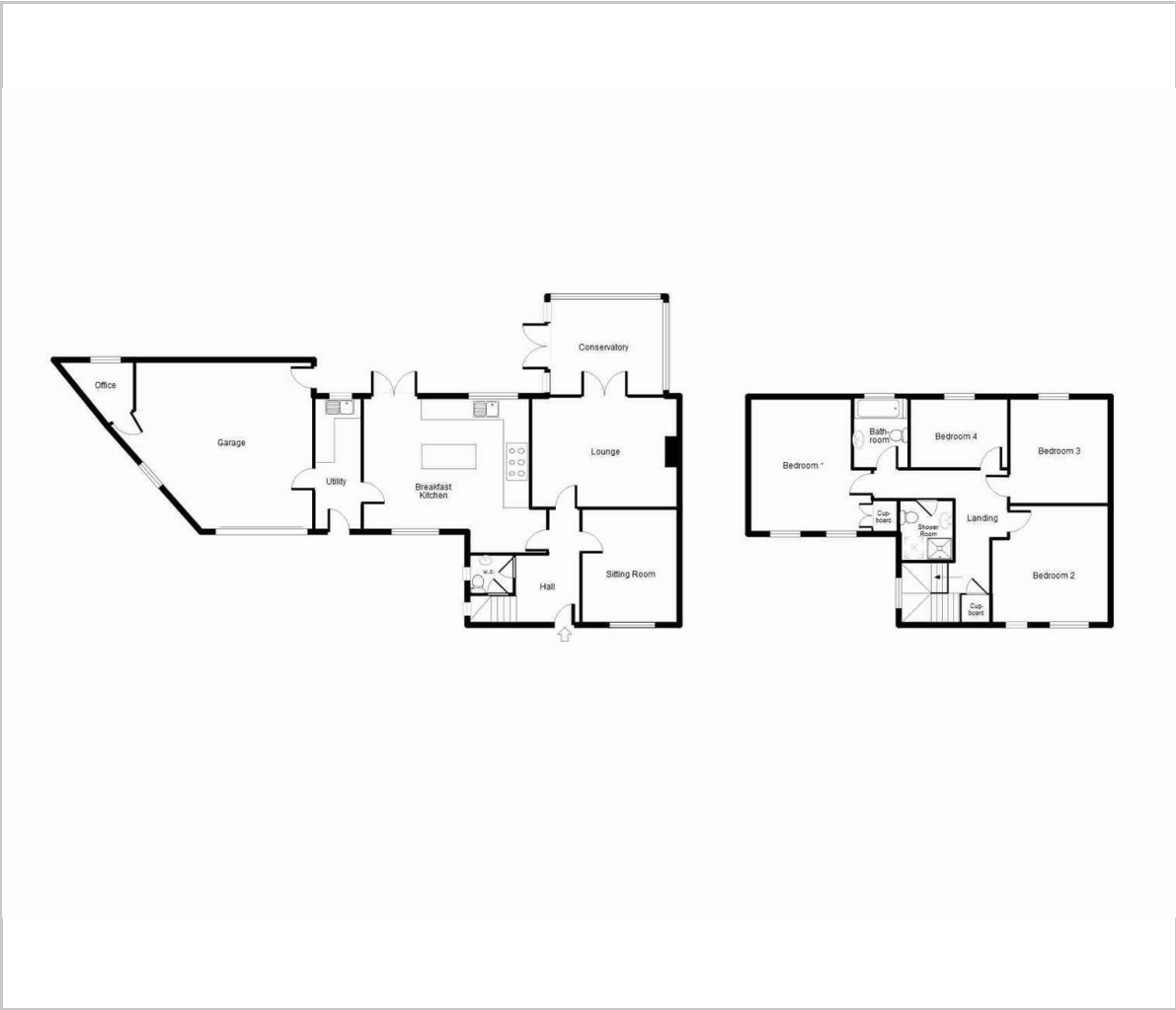
Block paved driveway leading to front door & garage, electric charging point located at the side of the property near the garage, brick wall boundary.

Council Tax Band

Council Tax Band B



Floor Plan



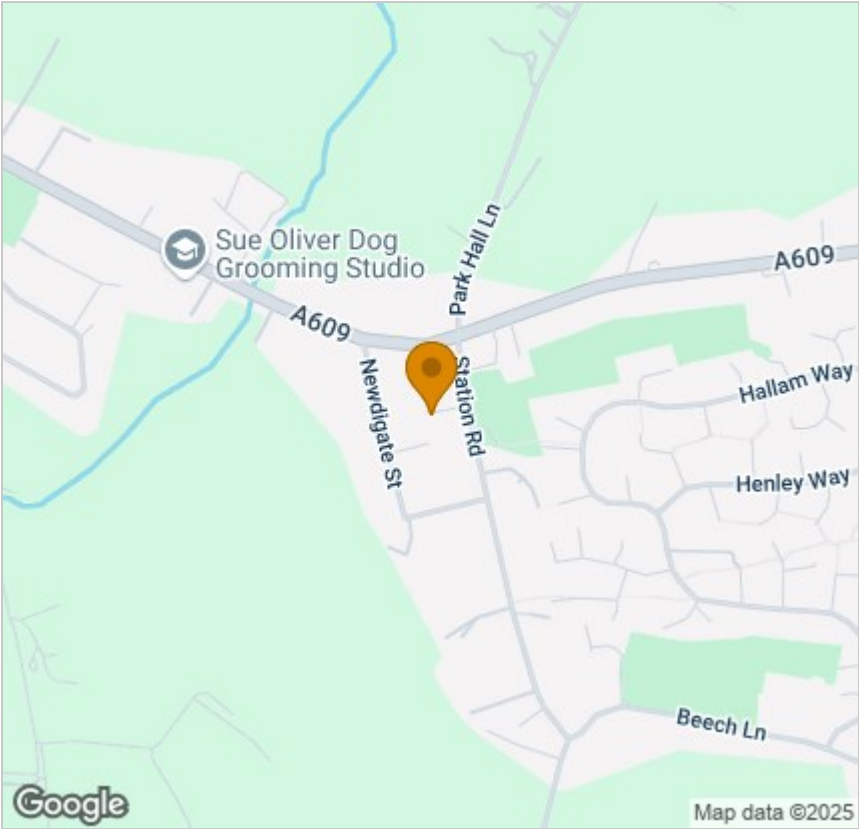
Viewing

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

