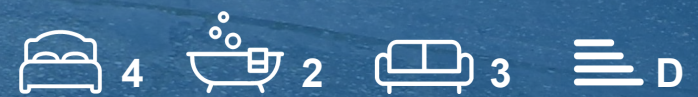




68 High Lane West
West Hallam DE7 6HQ

Offers over £380,000



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A stunning extended four-bedroomed family home in the highly sought after location within West Hallam. The generous accommodation in brief comprises; spacious lounge with log burner and bay window to the front elevation, 31ft Sitting / Dining / Conservatory, modern fitted kitchen overlooking the garden, study or bedroom five and downstairs wet room.

Upstairs there are four well-portioned bedrooms with the master formally being two bedrooms, with a lovely balcony with picturesque views, and a large family bathroom.

Outside to the front there is ample off-road parking for several vehicles and to the rear a delightful enclosed large garden with raised deck seating area perfect for outside dining and a formal lawn.

This beautiful property is in good decorative order throughout & viewing is a must.

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 (including Post Office), Cricket Club, Doctors, takeaways and café (the famous Bottle Kiln).

West Hallam is perfect for families with the highly regarded Scargill C of E 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.





Lounge

20'8 x 13'1 (into bay) (6.30m x 3.99m (into bay))

Enter via double glazed front door with two side panels, stairs to first floor, double glazed bay window to the front elevation, feature fireplace with wooden mantle piece & tile surround, housing log burner with marble hearth, two radiators & laminate flooring.

Downstairs Wet Room

6'6 x 6'4 (1.98m x 1.93m)

Frosted double glazed window to the front elevation, shower area with electric shower, low flush WC, wash hand basin, uPVC panelled walls, spot lights, radiator & non slip vinyl flooring.



Study

16'8 x 6'6 (5.08m x 1.98m)

Double glazed windows to side and rear elevations, spot lights, radiator & laminate flooring.

Sitting, Dining Room, Conservatory

31' x 11'6 (9.45m x 3.51m)

Feature fireplace with wooden mantelpiece & tiled surround housing living flame gas fire with marble hearth, radiator & laminate flooring leads into open plan conservatory, double glazed with poly carbonate roof, double glazed French doors to garden & radiator.



Fitted Kitchen

18'2" x 8'5" (5.54m x 2.57m)

Double glazed window to side elevation, double glazed patio doors to the rear elevation, wall & base units in gloss white with Quartz worktop over, inset sink & mixer tap, with uPVC splashbacks, space for range cooker with extractor over, plumbed for washing machine & dishwasher, space for tumble dryer, space for American style fridge/freezer, wine rack, radiator & vinyl flooring.

First Floor Landing

Carpeted stairs & landing with doors off, loft hatch with ladder, boarded, power & lighting & Velux window.





Bedroom One

20'7" x 12'2" (max) (6.27m x 3.71m (max))

Double glazed patio doors to the rear elevation onto balcony with pleasant views, dressing area with double glazed window to the rear elevation, TV point, radiator & fitted carpet.

Bedroom Two

11'5" x 11'3" (3.48m x 3.43m)

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



Bedroom Three

8'9" x 6'6" (2.67m x 1.98m)

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

Bedroom Four

10'9" x 6'6" (3.28m x 1.98m)

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

Family Bathroom

8'9" x 8'6" (2.67m x 2.59m)

Frosted double glazed window to the front elevation, corner bath, low flush WC, pedestal wash hand basin, airing cupboard with New Baxi boiler, radiator, tile effect wall covering, tiled floor.



Rear Garden

Enclosed rear garden with raised decked patio area, lawn area, stocked borders, metal shed & fence boundary with gate leading to a large public green space (ideal for exercise or dog walking) with child's play area and village community centre at the far end.

Front Garden

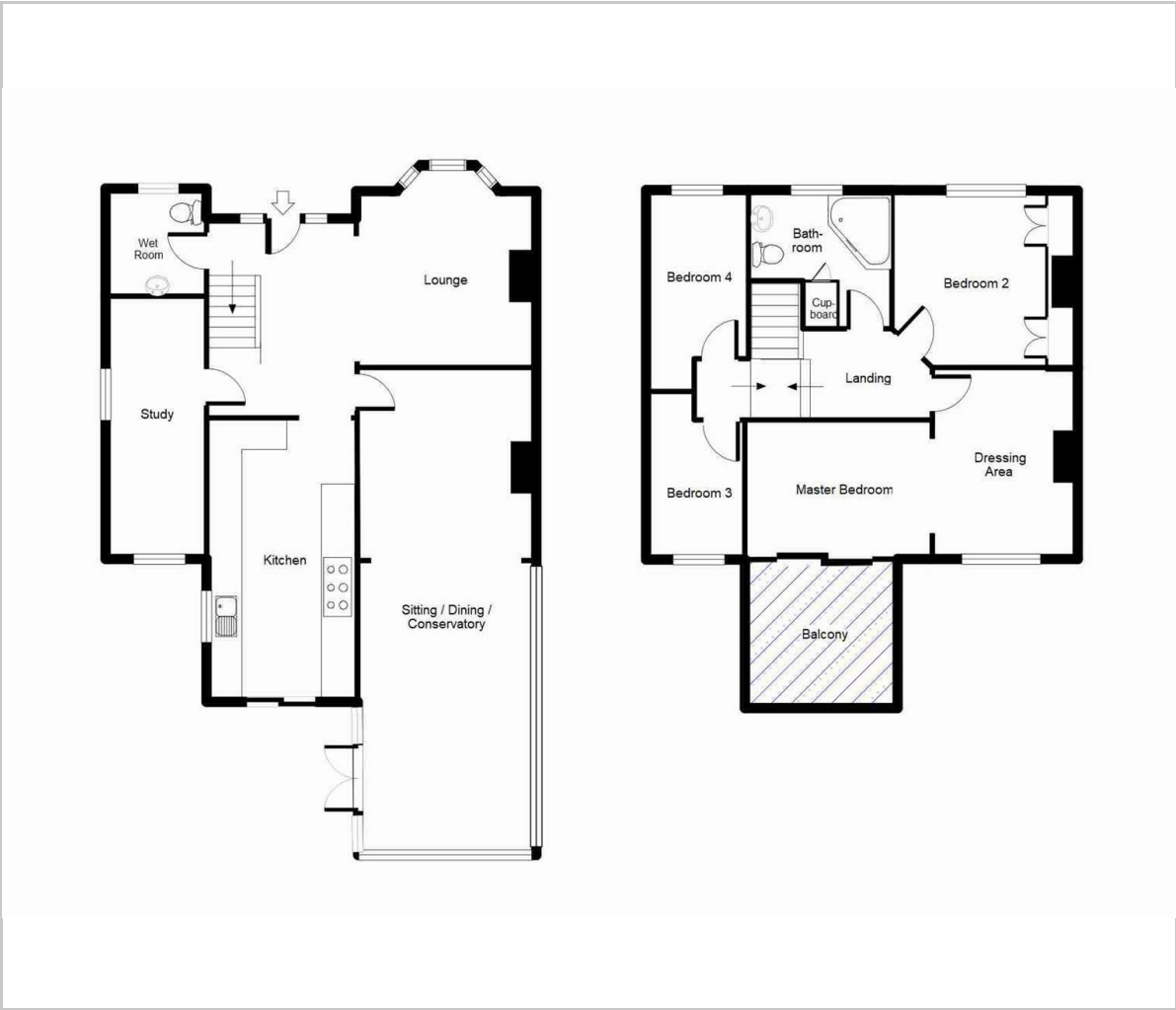
Concrete driveway for several cars, low maintenance gravel area & fence boundary.

Council Tax Band

C



Floor Plan



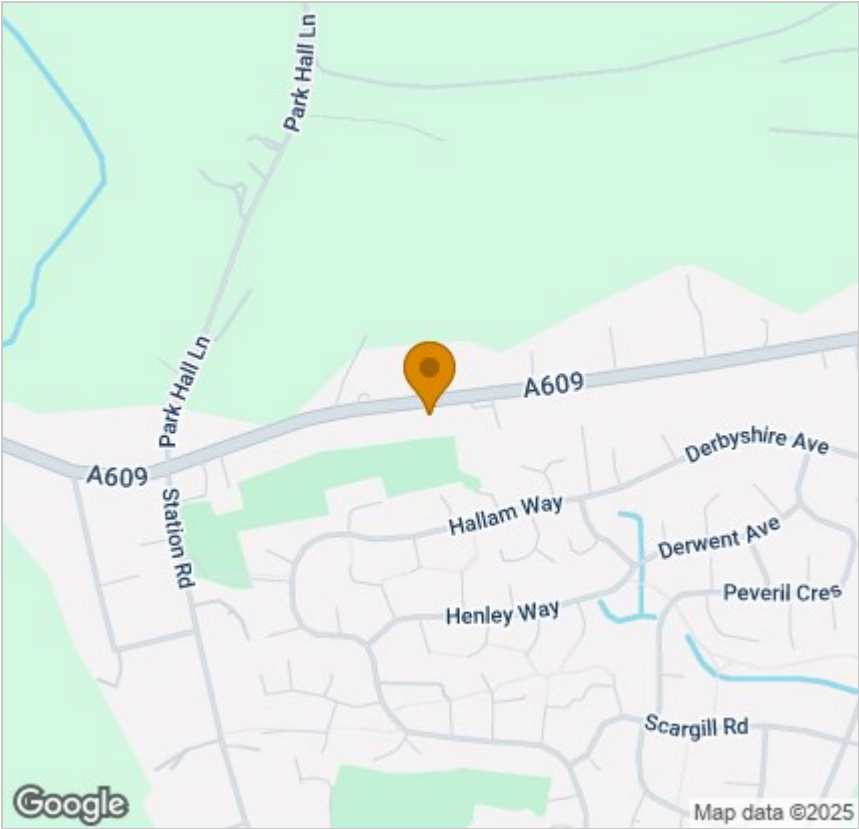
Viewing

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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2 Alexandra Street, Eastwood, Nottinghamshire, NG16 3BD
Tel: 01773 535535 Email: property@charlesnewton.co.uk www.charlesnewton.co.uk

Area Map



Energy Efficiency Graph

