



58 High Lane East

West Hallam Ilkeston DE7 6HW

£690,000



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Welcome to this stunning 6-bedroom, 2-bathroom house located on High Lane East in the charming village of West Hallam, Ilkeston. This property is a true gem waiting to be discovered by its new owners. As you step inside, you are greeted by a spacious and inviting interior that is perfect for both relaxing with family and entertaining guests.

The accommodation in brief comprises entrance hallway, dining room, large living kitchen, utility room & WC. On the first floor are five bedrooms with one being used as a separate lounge with stunning countryside views. On the second floor is the Master suite with en-suite also with countryside views.

Located in the picturesque village of West Hallam, you will enjoy the tranquillity of rural living while still being within easy reach of local amenities and transport links. Whether you fancy a leisurely stroll in the countryside or a quick trip to the nearby towns, this location offers the best of both worlds.

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.

Don't miss out on the opportunity to make this house your home. With its generous living space, convenient amenities, and idyllic location, this property is sure to tick all the boxes for those looking for their dream home in the heart of the English countryside.





Entrance Hall

Enter via composite door into hallway, stairs to first floor, storage cupboard, radiator & tiled flooring.

Living Kitchen

Kitchen Area

21'2" x 12'4" (6.45m x 3.76m)

Open plan living kitchen with high gloss wall & base units with Quartz worktop over, sink & drainer with mixer tap, Neff double oven & electric hob with extractor over, integral dish washer & washing machine, space for American style fridge/freezer, coving to ceiling, spot light lighting, Sandyford duel fuel range cooker with two hotplates & tiled flooring.



Living Area

20'6" x 10'2" (6.25m x 3.10m)

Double glazed window & double glazed Bi-folding doors overlooking the garden, coving to ceiling, TV point, spot light lighting, radiator & tiled flooring.

Utility Room

9'10" x 9'9" (3.00m x 2.97m)

Double glazed window & composite door to the rear elevation, wall & base units with Quartz worktop over, plumbed for washing machine, space for tumble dryer, spot light lighting, heated towel rail, solid wooden door to WC & solid wooden door to garage & tiled flooring.

Downstairs WC

5'0" x 2'8" (1.52m x 0.81m)

Low flush WC, vanity wash hand basin, extractor fan, heated towel rail & tiled flooring.



Dining Room

13'9" x 13'5" (4.19m x 4.09m)

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

First Floor Landing

Double glazed window to the side elevation, doors off, storage cupboard with two sets of solid wooden double doors, spot light lighting & fitted carpet.

Bedroom Two/Lounge

20'6" x 10'2" (6.25m x 3.10m)

Double glazed French doors & side panels with Juliet balcony overlooking stunning countryside views to the rear, coving to ceiling, TV point, solid wooden door, radiator, fitted carpet & solid wooden door to en-suite shower room.

En-Suite Shower Room

7'0" x 6'8" (2.13m x 2.03m)

Walk in mains feed rainforest shower, vanity wash hand basin with concealed WC. extractor fan, spot light lighting, fully tiled walls & flooring.

Bedroom Three

11'8" x 9'0" (3.56m x 2.74m)

Double glazed window to the front elevation, coving to ceiling, radiator, fitted carpet & solid wooden door.





Bedroom Four

8'9" x 7'10" (2.67m x 2.39m)

Double glazed window to the front elevation, coving to ceiling, radiator, fitted carpet & solid wooden Door.

Bedroom Five

9'9" x 9'1" (2.97m x 2.77m)

Double glazed window to the rear elevation, coving to ceiling, TV point, radiator, fitted carpet & solid wooden door.

Family Bathroom

8'3" x 8'0" (2.51m x 2.44m)

Frosted double glazed window to the side elevation, bath with mains feed rain forest shower, vanity wash hand basin & concealed WC, heated towel rail & fully tiled walls & flooring.



Second Floor

Master Suite

23'10" x 21'10" (max) (7.26m x 6.65m (max))

Carpeted stairs to master suite with double glazed French doors & side panels with Juliet balcony overlooking stunning views to the rear, four Velux windows, deep fitted wardrobes with solid wooden doors, TV point, radiator, fitted carpet & door to en-suite.

Master En-Suite

11'9" x 9'9" (max) (3.58m x 2.97m (max))

Walk in mains feed rain forest shower, low flush WC, vanity wash hand basin, extractor fan & tiled flooring.



Outside

Rear Garden

Pretty cottage garden with two lawns, well stocked borders with trees, plants, shrubs, vegetable patch & well stocked fruit bushes, greenhouse, space for hot tub with power, pond with power, hot & cold taps & brick built summer house.

Summer House

Brick built summer house with double glazed window to both side elevations, double glazed French doors to garden, spot lighting & power.

Frontage

Block paved frontage providing parking for several cars leading to attached garage, plant & shrub borders.

Attached Garage

23'9" x 9'9" (7.24m x 2.97m)

Electric roller shutter door, boiler & hot water tank, power & lighting.

Council Tax Band

Council Tax Band D





Floor Plan



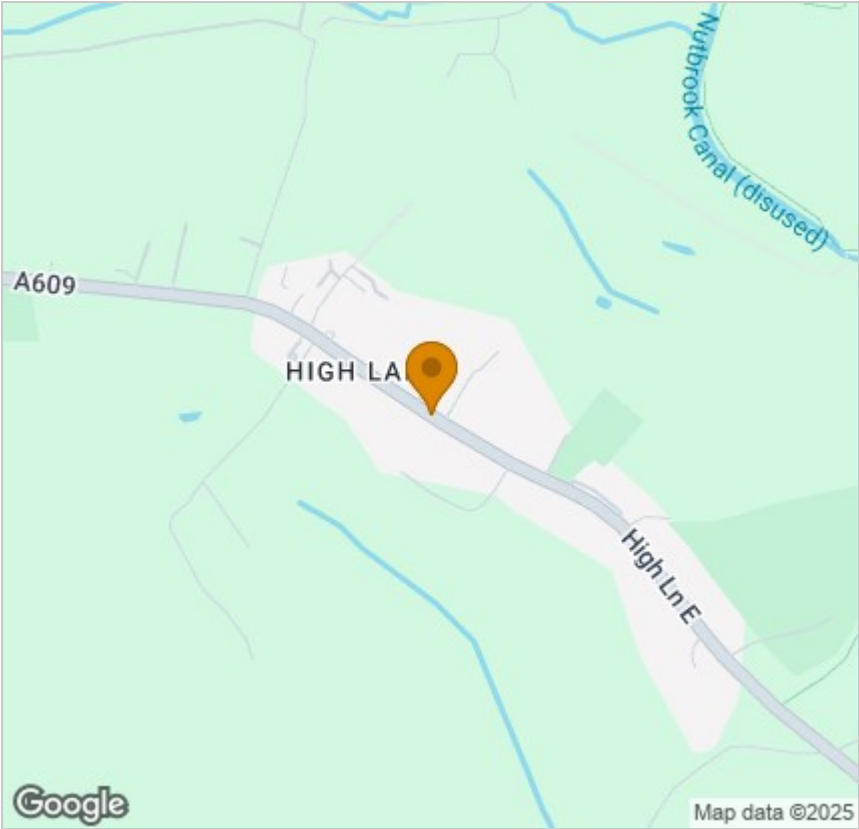
Viewing

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

