



Newdigate Nurseries, 157 High Lane Central, West Hallam, Ilkeston, Derbyshire, DE7 6HU

Price Guide £850,000



Offered with vacant possession/ no chain. An immaculately presented three bedroom detached bungalow sits in generous grounds with a self contained one bedroom annex, perfect for multi- generation living. The impressive gardens extend to approx 0.75 acre with a double garage, ample car parking, koi pond and a high degree of privacy. Viewing is strongly recommended.



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The property is accessed via an electronic gate, where there is generous car parking area, hardstanding and driveway leading to a detached double garage. The main residence is accessed via a central entrance hallway with a spacious lounge diner having a brick built fireplace housing a log burning stove and sliding UPVC patio doors opening into a hardwood conservatory. There is a quality breakfast kitchen, well equipped with integrated appliances, luxury shower room and three double bedrooms fitted with wardrobes with the principal bedroom having an en-suite shower room.

Off the central hallway there is access to the self contained annex with a fitted dining kitchen, lounge, bedroom, shower room, utility room and a personal entrance door and porch to the side.

Benefitting from gas central heating, fired by a gas boiler, quality UPVC double glazed windows and doors and security alarm system.

Externally the impressive plot extends to approx 0.75 acres with hard standing, detached double garage, EV charger, gardeners WC and log store. The mature gardens are mainly laid to lawn with established trees, shrubs and flowering plants. There is a decked seating area, sunny patio, gazebo overlooking the superb koi pond and log store

West Hallam is a sought after location with easy access to Derby and Nottingham via major road links. Close to the market town of Ilkeston, there are local amenities ie village schools, popular pubs and many countryside walks close by.

ACCOMMODATION

Access the property via a composite entrance door into :

RECEPTION HALLWAY

There is a range of in-built cupboards providing cloaks storage and shelving, two radiators and doors off.

LOUNGE DINER

24'2 x 14'11 (7.37m x 4.55m)

A spacious room with a superb brick built fire surround with a tiled hearth and oak mantle shelf housing a Jotul log burning stove. There is a radiator, UPVC double glazed windows over the rear gardens, oak effect flooring, decorative dado rail and coving, wall lights, dimmer lighting, TV aerial point, telephone point and sliding UPVC patio doors open into ;

CONSERVATORY

10'5 x 9'3 (3.18m x 2.82m)

Constructed with Mahogany hardwood double glazed windows and French doors with a triple polycarbonate roof and marble tiled flooring.

KITCHEN

16'10 x 13' (5.13m x 3.96m)

Comprehensively appointed with a quality range of cream shaker style base cupboards, drawers, eye level units and an illuminated glazed dresser unit with wood grain effect work surface over incorporating a porcelain double sink with boiling hot water tap. Integrated appliances include a Neff electric fan oven, induction hob, extractor hood, microwave, dishwasher, washing machine, tumble dryer and space for an American fridge freezer. There is ceramic tiled flooring, in-built wine rack, decorative dado rail, inset spot lighting, UPVC double glazed window to the front and a glazed entrance door to the side.

BEDROOM ONE

11'19 x 10'8 (3.35m x 3.25m)

Fitted with a range of built-in mahogany wardrobes, drawers and bedside cabinets with his and hers reading lighting, radiator and a UPVC double glazed window to the front.

ENSUITE

Appointed with a double shower enclosure with an electric triton shower, pedestal wash hand basin and low flush WC, ceramic tiled flooring, heated towel radiator, complementary full tiling, inset spot lighting, extractor fan and an illuminated mirror cabinet.

BEDROOM TWO

12'4 x 9'9 (3.76m x 2.97m)

Fitted with a full height range of in-built wardrobes, providing hanging, shelving and drawer storage, radiator and a UPVC double glazed window to the rear overlooking the gardens.

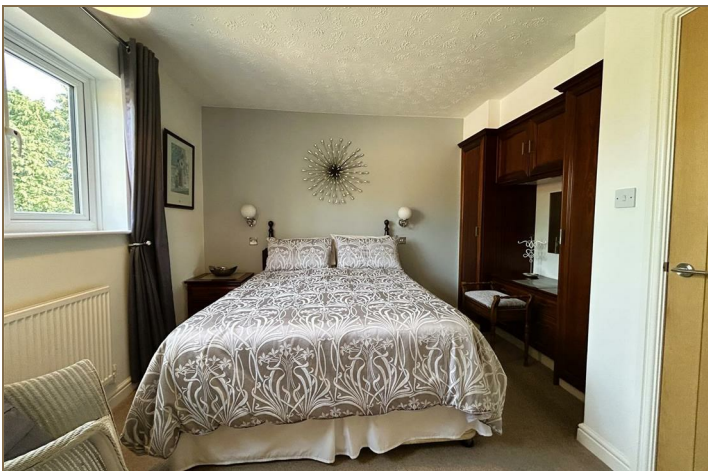
BEDROOM THREE

10'1 x 9'4 (3.07m x 2.84m)

There is a UPVC double glazed window to the rear, radiator and a range of built-in wardrobes and drawers.

LUXURY SHOWER ROOM

Beautifully appointed with a contemporary suite comprising a double walk-in shower



enclosure with a vanity wash hand basin and close coupled WC built-in to stylish cupboards, There is complementary full tiling with matching floor tiles, inset spot lighting, illuminated mirror cabinet, heated towel radiator and a UPVC double glazed window.

HALLWAY

There is access to :

SELF CONTAINED ANNEX

ENTRANCE PORCH

A half glazed UPVC entrance door allows access.

UTILITY ROOM

5'8 x 4'1 (1.73m x 1.24m)

There is plumbing for a washing machine, light and power.

LOUNGE

12' x 12'4 (3.66m x 3.76m)

A light room with dual aspect UPVC double glazed window to the side and sliding patio doors open onto the rear garden. There is a

tilled fireplace with a gas fire, TV aerial point and radiator.

FITTED KITCHEN

11'5 x 11'5 (3.48m x 3.48m)

Well appointed with a range of cream base cupboards, drawers and eye level units with contrasting dark oak effect work surface incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated electric oven, ceramic hob, extractor hood and space for a fridge freezer. An in-built cupboard has shelving, a UPVC double glazed window to the front and vinyl flooring.

BEDROOM

12'5 x 11'5 (3.78m x 3.48m)

There is a range of in-built wardrobes with hanging and shelving matching drawers and dressing table, radiator and UPVC double glazed window to the rear.

BATHROOM

Appointed with a three piece suite comprising a panelled bath with electric shower over and



glazed screen, vanity wash hand basin, low flush WC. Complementary full tiling with decorative border tile, wall mounted electric radiator, UPVC double glazed window, vinyl flooring and extractor fan.

OUTSIDE

The property is accessed via an electronic gate, into a large hardstanding area with turning space and ample car parking. The driveway leads to the double garage.

GARAGE

19'7 x 19'9 (5.97m x 6.02m)

Having twin up and over doors, one electronically remote controlled, light, power, window, personal door to the side and over head storage.

GARDENS

The impressive grounds extend to approx 0.75 acre with mature trees and shrubs, being mainly laid to lawn with a decked seating area, patio, gazebo with and koi pond with seating area, There is a pathway through the trees.



A Google Map snippet showing a red location pin on a road. The road is labeled 'A609' and 'High L'. The map data is dated 2025.

A satellite map view of a rural area. A red location pin is placed on a road. The road is labeled 'A609' and 'HIGH LANE'. The surrounding landscape consists of green fields and some trees. The Google logo is visible in the bottom left corner, and the text 'bus, Landsat / Copernicus, Maxar Technologies' is at the bottom.

A Google Map of the Mapperley area in Nottingham. A red pin is placed on High Lane, just north of its intersection with the A609. The map shows the A609 running horizontally, with High Lane branching off to the north. To the south of High Lane is Straws Bridge, marked with a green tree icon. The area is mostly green, indicating parks or undeveloped land. The Google logo and 'Map data ©2025' are visible at the bottom.

Ground Floor
213sq.m/2289.74sq.ft
Approx

Conservatory

Dining/Living Room

Kitchen

Cup

En Suite

Bedroom 1

Hall

Bedroom 2

WD

Bedroom 3

WD

Bathroom

Cup

WC

Bedroom 4

Kitchen

Cup

Lounge

Hall

Bathroom

Utility

Garage
39sq.m/416.44sq.ft
Approx

Garage

For Sale Brown & Green

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating

Rating	Score Range	2019/20	2020/21
A	92 plus	0	0
B	81-91	0	0
C	69-80	0	76
D	55-68	64	0
E	39-54	0	0
F	21-38	0	0
G	1-20	0	0

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2010/31/EU

Environmental Impact (CO₂) Rating

Rating	Score Range	2019/20	2020/21
A	92 plus	0	0
B	81-91	0	81
C	69-80	76	0
D	55-68	0	0
E	39-54	0	0
F	21-38	0	0
G	1-20	0	0

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

EU Directive 2010/31/EU