



High Lane West  
West Hallam, Derbyshire DE7 6HP

A THREE BEDROOM DETACHED  
BUNGALOW.

**Offers Over £360,000 Freehold**





Set back from the road can be found this well proportioned three bedroom detached bungalow.

Situated in this highly regarded residential street in the sought-after Derbyshire village of West Hallam. The property is set back from the road and has the unusual benefit of two driveways offering parking for several vehicles, as well as being ideal for those looking to store a caravan, motorhome, etc.

This well presented property has been newly decorated and benefits from gas fired central heating served from a combination boiler and double glazed windows throughout. There is a generous lounge/diner enjoying aspects over the rear garden and is partially open to the fitted kitchen.

There is an attached single garage with laundry area, as well as an additional lean-to to the far side of the property that could be put to many uses.

The property enjoys a good size and attractively landscaped rear garden with two patio/seating areas, a central lawn, and maturing trees and shrubs.

West Hallam is a sought-after village. In the centre can be found a small and useful parade of shops and there are various community facilities. Although being close to open countryside, the property is far from isolated being less than three miles from the market town of Ilkeston. There are good road networks linking Nottingham and Derby.

Offered for sale with NO CHAIN and vacant possession, an internal viewing is highly recommended.



## ENTRANCE HALL

Cloaks cupboard, radiator, double glazed front entrance door, loft hatch. Doors to all rooms.

## LOUNGE/DINER

21'4" x 15'5" reducing to 9'10" (6.52 x 4.70 reducing to 3.02)

Radiator, two double glazed walk-in bay windows to the rear, one with double glazed door to rear garden. Partially open to kitchen.

## KITCHEN

9'10" x 8'10" (3.01 x 2.70)

Range of fitted wall, base and drawer units with rolled edge work surfacing and inset stainless steel sink unit with single drainer. Built-in electric double oven, electric hob with extractor hood over. Integrated fridge/freezer. Double glazed window and door to side conservatory.

## BEDROOM ONE

12'2" x 11'9" (3.71 x 3.6)

Radiator, double glazed window to the front.

## BEDROOM TWO

9'5" x 9'3" (2.88 x 2.82)

Radiator, double glazed window to the front.

## BEDROOM THREE

8'3" x 8'10" (2.53 x 2.71)

Radiator, double glazed window to the side.

## BATHROOM

8'3" x 5'5" (2.54 x 1.66)

Four piece suite comprising pedestal wash hand basin, low flush WC, bath and corner shower cubicle with electric shower. Tiling to walls, heated towel rail, double glazed window.

## SIDE CONSERVATORY/LEAN-TO

19'2" x 9'7" (5.85 x 2.94)

uPVC double glazed construction with door to rear garden.

## GARAGE

19'11" x 7'8" increasing to 11'5" (6.08 x 2.35 increasing to 3.48)

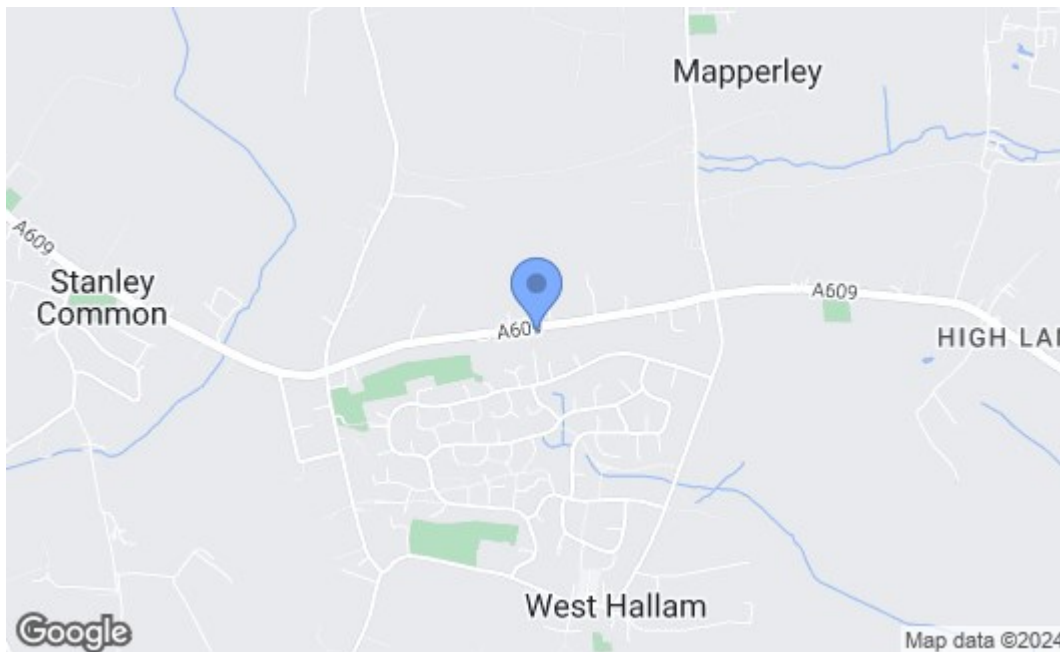
Double doors to the front, light and power, wall mounted 'Worcester' gas combination boiler (for central heating and hot water), wash hand basin with hot and cold running water, double glazed window to the rear. Wooden rear exit door.

## OUTSIDE

The property is set back from the road with a generous frontage and garden laid mainly to lawn, planted with evergreen shrubs to enhance privacy. The driveway provides off-street parking for at least three vehicles in tandem and leads to the attached garage. There is a second gated driveway providing additional off-street parking which leads to a hard standing area at the side of the property. Both driveways are connected to allow for turning. The rear garden is of a generous size with a large patio area, central section of garden laid to lawn flanked with trees and shrubs, and there is a further paved area at the foot of the plot with a garden shed.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.