



Station Road  
West Hallam, Derbyshire DE7 6GW

A FOUR BEDROOM VICTORIAN SEMI  
DETACHED HOUSE.

**£425,000 Freehold**





We have great pleasure in offering for sale this superbly appointed three storey Victorian semi detached house.

This instantly attractive and imposing period property blends an eclectic mix of original features and modern day living where the current owners have sympathetically modernised with features such as replacement uPVC period-style sash windows.

The welcoming hallway has original Minton tiled floor with an original dog-leg staircase having feature arched sash windows.

There are two well proportioned reception rooms providing a living room and sitting room. The showpiece of this house is the living family dining kitchen, a great place for socialising and entertaining with partial vaulted ceiling, a log burner, and French doors opening to the rear gardens.

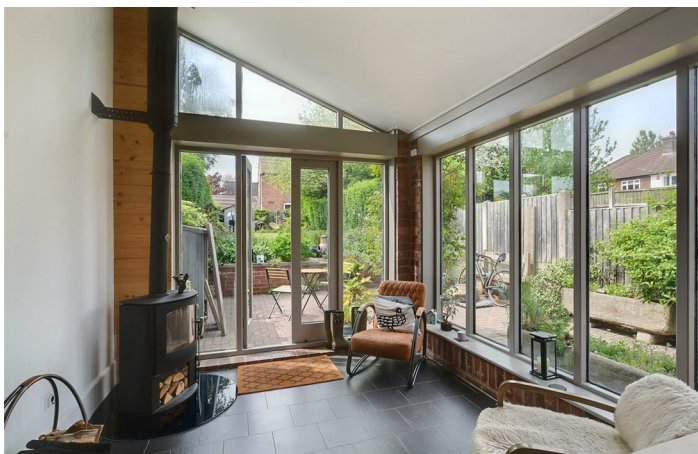
Further features of this property include gas fired central heating, luxury family bathroom suite and, to the second floor, there is a double attic bedroom with en-suite shower room.

A forecourt provides off-street parking for two vehicles and there is a shared drive with double gates, giving access to further off-street parking (if required). The rear gardens are another feature of this home, which are generously in proportion and are attractively landscaped with a cottage-style feel with lawn and plenty of seating areas.

Situated in this highly regarded Derbyshire village, West Hallam has a great community feel, local school, and a useful parade of shops. There are various community facilities and for those who enjoy the outdoors, the property is close to open countryside where there are many public footpaths and cycleways.

Far from being isolated, West Hallam is conveniently situated close to the market town of Ilkeston, as well as being within easy reach of the nearby cities of Derby and Nottingham, as well as the M1 and East Midlands Airport.

This delightful period property is ideal for growing families and we strongly recommend an early internal viewing to fully appreciate the the accommodation on offer.



## ENTRANCE PORCH

Composite double glazed front entrance door with feature stained glass door opening through to the hallway.

## HALLWAY

Original and restored Minton tiled floor, corbelled arch, stairs to the first floor with wood spindle balustrade, understairs store closet. Radiator with cover. Doors to living room, sitting room and cloaks/WC.

## WC

A two piece suite comprising wash hand basin and low flush WC. Double glazed window.

## LIVING ROOM

15'0" x 12'7" (4.58 x 3.85)

A period fireplace with cast iron back, tiled inserts, wood surround and mantel with tiled hearth. Radiator, double glazed sash windows to the front.

## SITTING ROOM

12'4" x 16'5" (3.76 x 5.01)

A period fireplace with cast iron back, tiled inserts, wood surround and mantel with tiled hearth. Engineered oak wood flooring, feature paneling to one wall, radiator, double glazed window to the side, double glazed sash window to the rear.

## OPEN PLAN LIVING FAMILY DINING KITCHEN

41'7" x 9'10" overall (12.7 x 3 overall)

The kitchen area comprises a comprehensive fitted range of wall, base and drawer units with rolled edge work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric oven, microwave, gas hob and extractor hood over. Fridge/freezer space, plumbing and space for washing machine. Integrated dishwasher. Double glazed window. Beyond the kitchen area is a double glazed patio door, full height storage closet. In the living dining area there is a vaulted ceiling, feature exposed brick wall, contemporary cast iron log burner. Double glazed full height picture window, three Velux double glazed roof windows, double glazed window and French doors opening to the rear garden.

## FIRST FLOOR LANDING

Radiator, stairs leading to the second floor.

## BEDROOM ONE

13'4" x 12'4" (4.07 x 3.78)

A period cast iron fireplace with tiled hearth, feature period-style radiator, double glazed sash window to the rear.

## BEDROOM TWO

12'2" x 9'1" plus entrance lobby (3.71 x 2.78 plus entrance lobby)

Fitted wardrobes, radiator, two double glazed arched sash windows to the front.

## BEDROOM FOUR

12'0" reducing to 8'10" x 6'3" (3.68 reducing to 2.70 x 1.93)

Currently used as a walk-in wardrobe with period-style radiator, double glazed arched sash window to the front.

## FAMILY BATHROOM

9'8" x 10'0" (2.95 x 3.06)

A spacious room with a contemporary suite comprising floating wash hand basin with vanity unit, floating low flush WC, oversized freestanding bathtub with pillar mixer taps with shower attachment. Large walk-in wet room style shower enclosure with shower screen and electronically controlled twin rose shower system. Partially tiled walls, tiled floor, heated towel rail, double glazed sash window to the rear. Underfloor heating.

## SECOND FLOOR LANDING

Door leading to bedroom three.

## BEDROOM THREE

10'11" x 12'4" (3.35 x 3.78)

Access to eaves storage space, radiator, two double glazed Velux roof windows, door to en-suite.

## EN-SUITE

Incorporating a three piece suite comprising wash hand basin, low flush WC, shower cubicle with thermostatically controlled shower. Air extractor, Velux double glazed roof window.

## OUTSIDE

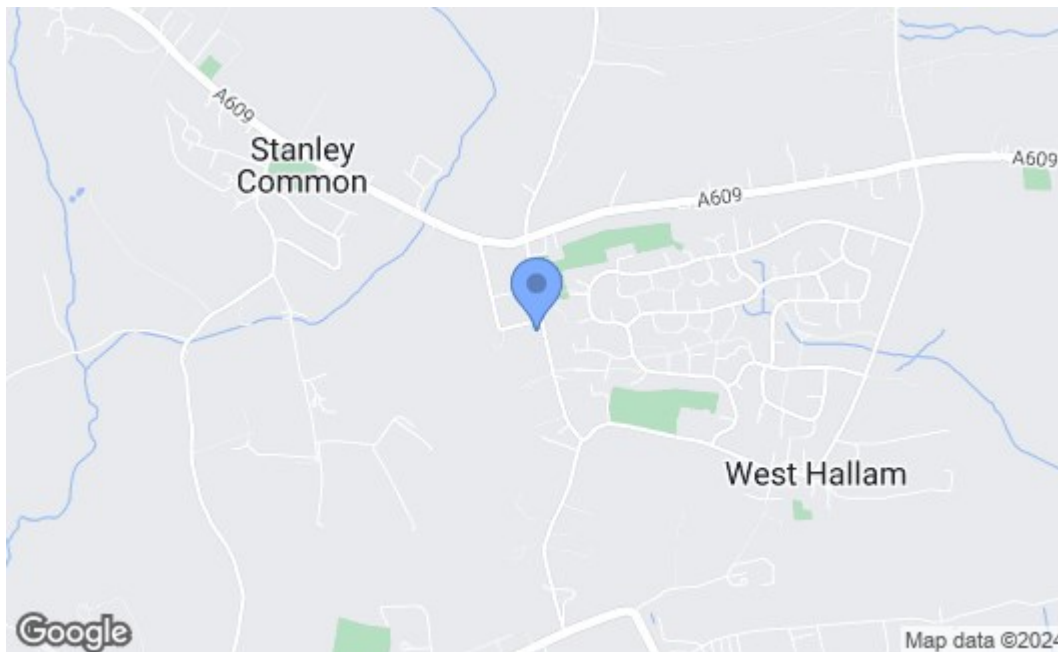
To the front is a block paved forecourt providing off-street parking for up to two vehicles, there is a shared driveway that runs along the side of the property with vehicle gates leading to rear courtyard finished in block paving. This provides for additional vehicle hard standing (if required). The rear courtyard opens into the rear garden where there is a continuation of block paving providing a patio area with brick retaining wall providing a colourful raised bed with steps to the main garden. The main garden is laid to lawn, hedged-in to enhance privacy and has well-stocked, colourful cottage-style bedding. There is a paved pathway running along one side of the lawn which leads to a further patio area at the foot of the plot where there is also a garden shed.







Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	80
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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.