



High Lane East  
West Hallam, Derbyshire DE7 6HZ

**£275,000 Freehold**

A FULLY MODERNISED & EXTREMELY WELL PRESENTED EXTENDED THREE BEDROOM TWO BATHROOM THREE TOILET SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTENDED EXTREMELY WELL PRESENTED AND RENOVATED BOX BAY FRONTED THREE BEDROOM TWO BATHROOM THREE TOILET SEMI DETACHED HOUSE POSITIONED IN THIS POPULAR DERBYSHIRE VILLAGE LOCATION OFFERED FOR SALE WITH THE BENEFIT OF NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hall, box bay fronted living room, central kitchen, rear dining room, ground floor WC, and stairs storage area. The first floor landing then provides access to three bedrooms, en-suite to the guest room, and three piece shower room all to the first floor.

The property also has benefits such as gas fired central heating from combination boiler, double glazing, off-street parking, feature bi-folding doors from the dining area, and a generous outside garden entertaining space backing onto the local village cricket ground.

Having had new fixtures and fittings throughout, they have been unused, such as the kitchen, bathroom and en-suite. The property would certainly suit those looking for a ready to move into property which could either be first time buyers or young families alike.

The property is located within this popular Derbyshire village which offers easy access to a vast array of nearby shops, services and amenities. There is also easy access to good transport links, including that of Ilkeston train station situated a short distance away, and being on the doorstep to ample open countryside such as Straws Bridge and the Nutbrook Trail.

Due to the above, and the work gone into the property, we would highly recommend an internal viewing.



## ENTRANCE HALL

3'8" x 3'2" (1.13 x 0.98)

uPVC panel and double glazed front entrance door, staircase rising to the first floor, coat pegs, radiator. Door to living room.

## LIVING ROOM

14'7" x 12'3" (4.47 x 3.75)

Walk-in double glazed box bay window to the front with three individually fitted blinds, radiator, media points, chimney breast wall with four bar gas fire. Opening through to the kitchen.

## KITCHEN

10'1" x 8'10" (3.09 x 2.70)

The kitchen is equipped with a newly fitted range of handleless soft-closing base and wall storage cupboards and drawers, laminate style roll top work surfaces incorporating inset sink unit with splashboard and swan-neck mixer tap. Fitted four ring gas hob with curved extractor fan over, in-built eye level oven and microwave, dishwasher, integrated wine rack, full height storage cabinet. Opening through to the dining area with overhanging breakfast bar and door to understairs storage space.

## DINING AREA

14'2" x 8'6" (4.33 x 2.60)

Double glazed bi-fold doors opening out to the rear garden with individually fitted blinds, spotlights, drop down pendant lighting, wall mounted electrical consumer box, vertical radiator, TV point.

## UNDERSTAIRS STORAGE SPACE

10'3" x 4'11" (3.13 x 1.52)

Double glazed window to the side, mains lighting point, wall mounted gas fired central heating combination boiler for central heating and hot water purposes. Sliding door to WC/utility room.

## UTILITY/WC

5'6" x 4'8" (1.68 x 1.43)

White two piece suite comprising push flush WC, wash hand basin with mixer tap, tiled splashback and storage cabinet beneath. Useful fitted base storage cupboard with laminate style roll top work surfaces above, plumbing for washing machine and space for stacked tumble dryer. Double glazed window to the side, power, lighting, radiator, extractor fan.

## FIRST FLOOR LANDING

Double glazed window to the side with fitted roller blind. Doors to both bedrooms, en-suite and shower room.

## BEDROOM ONE

10'11" x 9'2" (3.35 x 2.81)

Double glazed window to the front with fitted blinds, TV point, radiator.

## BEDROOM TWO

19'11" max x 9'4" reducing to 4'8" x 9'8" (6.08 max x 2.86 reducing to 1.43 x 2.97)

With double glazed window to the rear with fitted roller blind overlooking the rear garden and cricket ground beyond, two radiators, TV point, loft access point with wooden pulldown loft ladders to an insulated and lit loft space.

## GUEST BEDROOM

9'3" x 9'1" (2.82 x 2.77)

Double glazed window to the rear with fitted roller blind overlooking the rear garden and cricket ground beyond, radiator, TV point. Opening through to en-suite bathroom.

## EN-SUITE BATHROOM

7'3" x 6'0" (2.23 x 1.84)

Newly fitted white three piece suite comprising "P" shaped bath with glass shower screen, waterfall style mixer tap and dual attachment mains ran shower over, push flush WC, wash hand basin with mixer tap, tiled splashback and storage cabinets beneath. Contrasting tiling to the walls, double glazed window to the side with fitted roller blind, extractor fan and chrome ladder towel radiator.

## SHOWER ROOM

7'3" x 6'5" (2.23 x 1.98)

Newly fitted three piece suite comprising corner tiled and enclosed shower cubicle with dual attachment mains ran shower and glass shower screen/door, wash hand basin with mixer tap with tiled splashbacks and storage cabinet beneath, push flush WC. Double glazed window to the front with fitted blinds, matching tiled windowsill, extractor fan, chrome ladder towel radiator.

## OUTSIDE

The property is approached via a lowered kerb entry point leading to its own driveway providing off-street parking which leads down the left hand side of the property. The front garden is partially enclosed by timber fencing with curved fence panels set within concrete posts and gravel boards, front garden lawn with an array of planted bushes and shrubbery.

## TO THE REAR

The rear garden is of a good overall size ideal for families with an initial raised decked entertaining space with wood spindle balustrade, external lighting points either side of the bi-fold doors, external power points. Steps and pathway then provide access to the main part of the garden which is split into various sections with an initial curved lawn with planted borders housing a variety of bushes and shrubbery. There is a central paved patio area ideal for further entertaining beyond which a secondary lawn area with planted borders housing a variety of bushes, shrubs and plants. To the foot of the plot there is a further chipped bark seating area and decorative rockery with personal access gate leading through to the cricket ground beyond. Within the garden there are fruit bearing trees, pathway and side access leading through a pedestrian gate back to the front of the property. Within the garden there are gas and electricity meters and an outside water tap.

## COUNCIL TAX

Erewash Borough Council Band B

## DIRECTIONAL NOTE

Proceed from Trowell through Ilkeston, over the main Ilkeston roundabout in the direction of West Hallam. Continue onto High Lane East and the property can be found on the right hand side set back from the road, identified by our For Sale board.

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

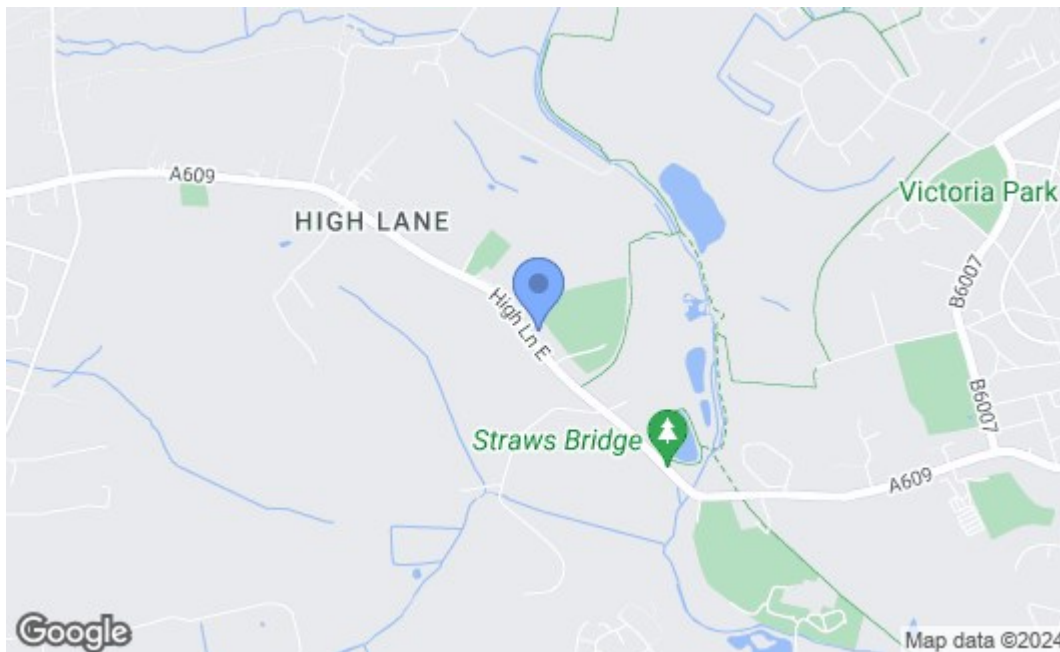
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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>		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.