



Scargill Road  
West Hallam, Ilkeston DE7 6HF

**£475,000 Freehold**

A FOUR DOUBLE BEDROOM SPLIT LEVEL  
DETACHED HOUSE.





We have great pleasure to offer for sale this quite remarkable four double bedroom split level detached house.

Offering a contemporary feel both inside and out, with a great flow of accommodation, great for growing families. The property is approached at street level for the generous hallway giving access to the living room, open plan dining kitchen which benefits from bi-fold doors opening to a large raised terraced area. There is a useful utility room and rear family bathroom on this level. A half landing gives access to two double bedrooms and stairs from the half landing lead to the second floor which gives access to bedroom two, shower room and master bedroom, walk-in wardrobe and Juliet balcony enjoying views over the rear garden and nature corridor.

There is a high quality fully fitted kitchen with twin ovens and five ring gas hob, a great space for cooking and entertaining. The property is centrally heated from a combination boiler and is double glazed throughout.

Further features of this property include ample off-street parking, an integral garage with up and over electric door, additional workshop/store to the rear. The rear gardens are an attractive generous space with large raised terraced patio area with steps leading to the lower garden which is laid mainly to lawn.

Situated in the well regarded Derbyshire village of West Hallam, with a useful parade of shops, local schools and regular bus serving other areas. The village is on the edge of open countryside, yet conveniently placed with easy access to the neighbouring market town of Ilkeston, as well as the cities of Derby and Nottingham.

Only on viewing this property internally can the accommodation be fully appreciated.



## ENTRANCE HALL

A composite double glazed front entrance door with frosted full height double glazed window, radiator, stairs leading to half landing with understairs store cupboard, as well as additional walk-in understairs store closet.

## LIVING ROOM

19'5" x 13'6" (5.93 x 4.12)

Inset log burner, two radiators, double glazed window to the side and double glazed window to the front.

## DINING KITCHEN

16'8" plus door recess x 12'11" (5.09 plus door recess x 3.96)

Incorporating a comprehensive fitted range of handle-less wall, base and drawer units, contrasting composite marble style square edge work surfacing and inset single bowl sink unit with single drainer. Tall larder unit with shelving, built-in twin electric fan ovens, five ring gas hob with extractor hood over and brushed stainless steel splashback. Contemporary splashbacks, integrated dishwasher and space for American style fridge/freezer. Porcelain tiled floor with underfloor heating and aluminium double glazed bi-fold doors opening to the rear garden.

## UTILITY ROOM

10'2" x 5'9" (3.12 x 1.76)

Full height fitted units to match the kitchen, work surfacing, plumbing and space for washing machine. Radiator, double glazed door to the side.

## FAMILY BATHROOM

18'6" x 5'4" (5.65 x 1.63)

Incorporating a luxury suite comprising wash hand basin with vanity unit, WC, bathtub with waterfall and wet room style shower area with ceiling mounted rain shower and handheld shower attachment. Porcelain tiled floor with underfloor heating, heated towel rail, feature plastered walls, double glazed windows.

## HALF LANDING

With stairs continuing to second floor and doors to bedrooms three and four.

## BEDROOM THREE

9'10" x 9'10" (3.01 x 3.02)

Radiator, double glazed window to the rear.

## BEDROOM FOUR

9'11" x 9'10" (3.03 x 3.02)

Radiator, double glazed window to the front.

## SECOND FLOOR LANDING

Double glazed roof window, doors to bedrooms one and two, shower room.

## BEDROOM ONE

11'10" x 16'11" to wardrobes (3.63 x 5.16 to wardrobes)

Fitted wardrobes to one wall, radiator, double glazed window and double glazed French doors with Juliet balcony to the rear. Door to walk-in wardrobe.

## WALK-IN WARDROBE

5'6" x 11'5" (1.7 x 3.5)

Fitted hanging rails and shelving.

## BEDROOM TWO

13'2" x 10'7" (4.02 x 3.25)

Access to useful eaves storage, radiator, double glazed window to the front.

## SHOWER ROOM

Incorporating a three piece suite comprising wash hand basin and vanity unit, low flush WC and walk-in shower cubicle with thermostatic controlled shower system. Towel rail.

## GARAGE

20'2" x 9'6" (6.17 x 2.91)

Electric up and over door, light and power, wall mounted combination boiler (for central heating and hot water). Access to store.

## STORE

16'9" x 8'4" (5.13 x 2.55)

A useful storage facility that could be put to other uses such as home gym, etc. Currently with built-in shelving, light and power.

## OUTSIDE

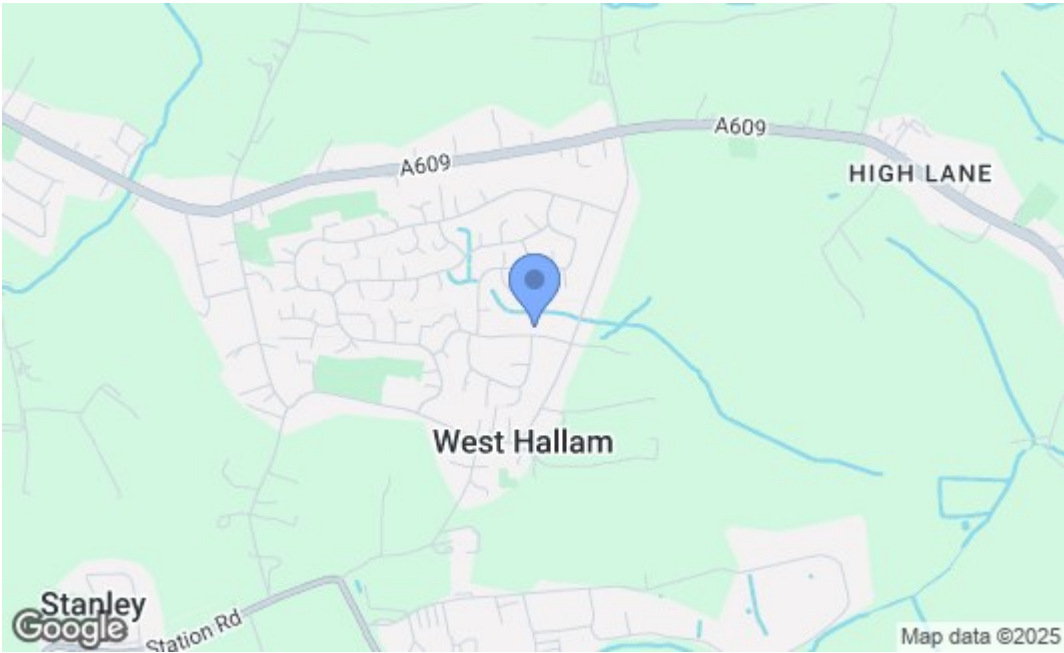
To the front there is a block paved forecourt and driveway providing parking for up to three vehicles.

## REAR GARDEN

Benefitting from a large, block paved terraced area, great for alfresco dining. Contemporary railings, balustrade and steps leading to the lower garden laid mainly to lawn with raised planters, pathways and colourful bedding. The garden enjoys aspects over a copse and nature corridor to the rear.







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