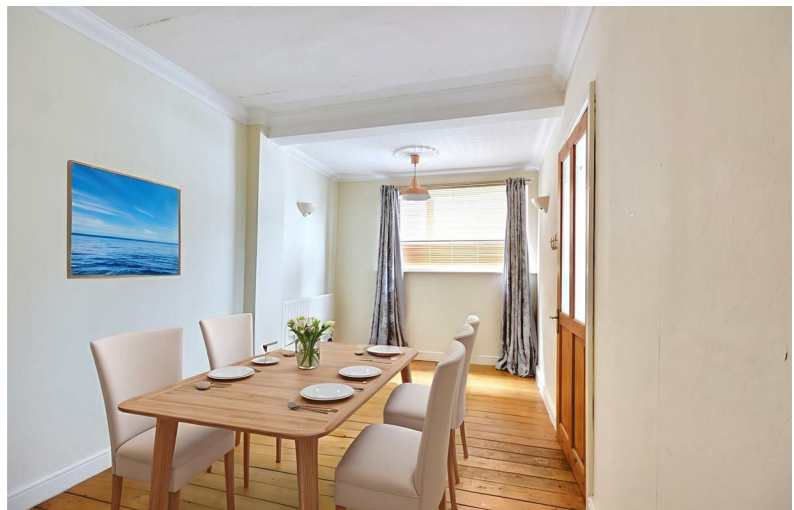




High Lane East
West Hallam, Derbyshire DE7 6HZ

A THREE BEDROOM SEMI DETACHED
HOUSE OFFERED FOR SALE WITH NO
UPWARD CHAIN.

£235,000 Freehold



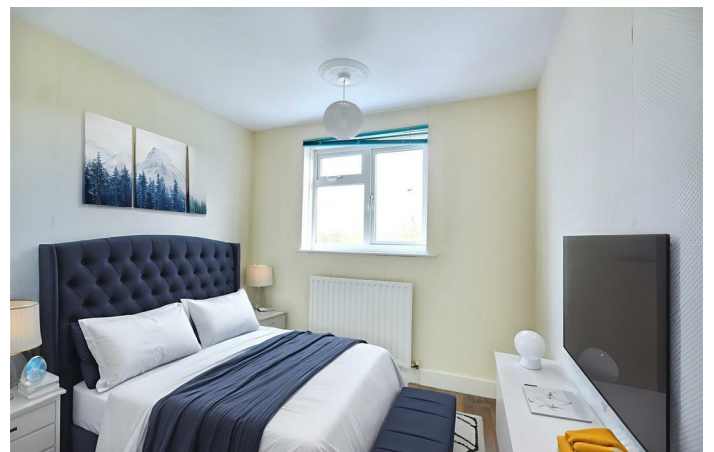
ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS BOX BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED DERBYSHIRE VILLAGE LOCATION, BEING BROUGHT TO THE MARKET WITH THE ADDED BENEFIT OF NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hall, box bay fronted living room, dining room and kitchen. The first floor landing provides access to three bedrooms, walk-in closet and bathroom.

The property also benefits from gas fired central heating, double glazing, off-street parking and generous garden space to the rear (backing onto the local cricket ground).

The property is located in this desirable Derbyshire village location within close proximity of nearby amenities, transport links including Ilkeston train station which is just a short distance away, as well as open countryside space.

We believe the property will make an ideal first time buy or family home. We highly recommend an internal viewing.



ENTRANCE HALL

3'11" x 3'4" (1.21 x 1.02)

Composite panel and double glazed front entrance door, radiator, staircase rising to the first floor, door to living room.

LIVING ROOM

15'5" x 12'5" (4.70 x 3.81)

Double glazed box bay window to the front (with fitted blinds), exposed and varnished floorboards, radiator, coving, wall light points, exposed brickwork to one wall, chimney breast with Adam-style fire surround, brick hearth with inset stone effect fire. Panel and glazed door to the dining room.

DINING ROOM

15'10" x 8'6" (4.84 x 2.61)

Double glazed window to the side (with fitted blinds), exposed and varnished floorboards, coving, decorative ceiling rose, glazed door leading through to the kitchen. Space for dining table and chairs, radiator.

KITCHEN

13'7" x 9'5" (4.16 x 2.89)

A matching range of fitted base and wall storage cupboards and drawers, granite-style roll top work surfaces incorporating single sink and draining board with mixer tap and tiled splashbacks, wall mounted boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes, double glazed windows to the side and rear, space and plumbing for under-counter kitchen appliances, tile effect flooring, glass fronted crockery cupboards, cooker with extractor canopy over, uPVC panel and double glazed exit door leading onto the rear garden decking.

FIRST FLOOR LANDING

Useful walk-in closet, double glazed window to the side (with fitted roller blind), radiator, loft access point to a partially boarded, lit and insulated loft space via pull-down loft ladders, doors to all bedrooms and bathroom.

BEDROOM ONE

12'4" x 10'11" (3.77 x 3.34)

Double glazed window to the front (with fitted roller blind), laminate flooring, radiator, overstairs storage closet with additional double glazed window to the front (with fitted blinds), radiator, matching flooring.

BEDROOM TWO

9'11" x 8'7" (3.04 x 2.63)

Double glazed window to the rear overlooking the rear garden and cricket ground beyond, radiator.

BEDROOM THREE

14'1" x 4'10" (4.31 x 1.48)

Double glazed window to the rear (with fitted blinds) overlooking the rear garden and cricket ground beyond, radiator, range of fitted wardrobes.

BATHROOM

7'8" x 6'6" (2.34 x 2.00)

Three piece suite comprising "P" shaped bath with glass screen, mixer tap and electric shower over, wash hand basin with mixer tap, hidden cistern push flush WC. Useful bathroom storage cabinets, double glazed window to the side, tiling to walls and floor, ladder towel radiator, extractor fan.

OUTSIDE

To the front of the property there is a lowered kerb entry point leading to a front block paved driveway providing off-street parking, hedgerow to the boundary line, access to the front entrance door, pedestrian access leading down the left hand side of the property into the rear garden.

TO THE REAR

The rear garden is of a generous overall proportion being enclosed by hedgerows to the boundary line, initial decked raised patio area (ideal for entertaining), square lawn section with pathway leading down the side of the lawn providing access to the rear part of the garden which passes a gravel area and further patio towards the foot of the plot. Pedestrian access leads back around to the front, external water tap, lighting point, double power socket.

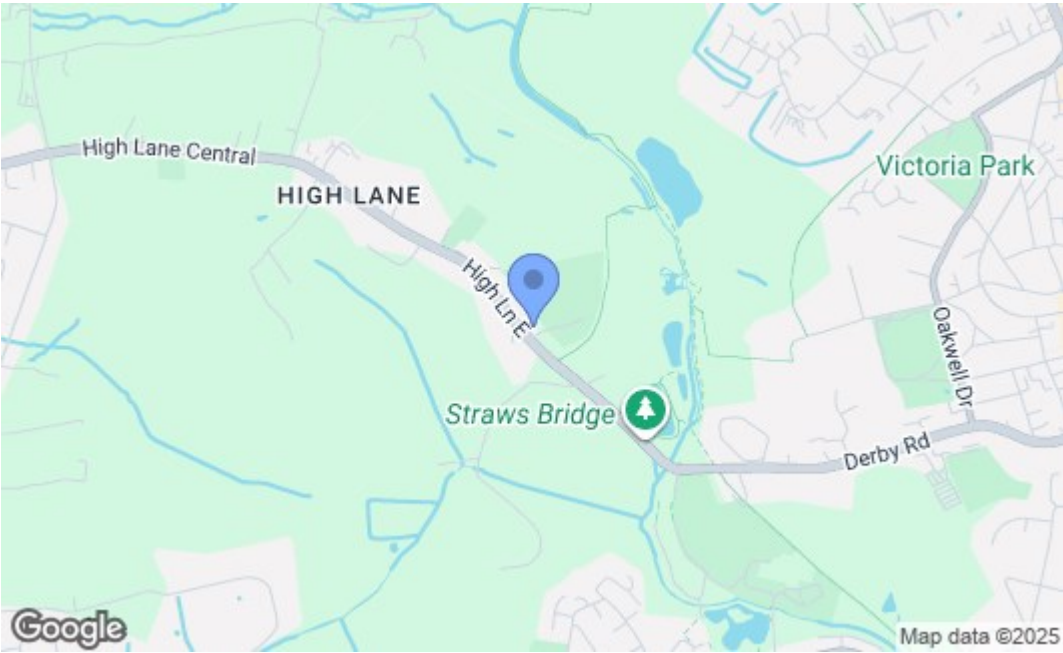
DIRECTIONS

Leave Ilkeston in the direction of West Hallam, passing the entrance to Straw's Bridge. The property can then be found on the right hand side, identified by our For Sale board.

AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.





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		
		78
	57	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.