



Hallam Way  
West Hallam, Derbyshire DE7 6LP

A FOUR BEDROOM DETACHED FAMILY HOME.

**£349,000 Freehold**



Situated on a generous garden plot is this surprisingly spacious four bedroom detached family home.

Located in this established residential suburb within the Derbyshire village of West Hallam, the property enjoys particularly good sized private rear gardens which offer a fantastic place to play, sit and unwind at the end of the day, and immediately backs onto playing fields.

The property comes to the market in a ready to move into condition and has features including family dining kitchen which has French doors opening to the rear garden, there is a good sized living room with patio doors opening to the rear garden and a useful cloaks/WC.

The property is centrally heated and double glazed and has four well proportioned bedrooms to the first floor. There is ample off-street parking to the front and a gated driveway leads to a single garage.

West Hallam is a large suburban village which offers a community feel and local amenities including a primary school and a small parade of shops. There is regular public transport facilities and for those who enjoy the outdoors, there are many walking routes on the doorstep. Far from being isolated, West Hallam is conveniently situated close to the market town of Ilkeston and there are good road networks linking Nottingham, Derby and Junction 25 of the M1 motorway for further afield.

This property is ideal for families looking to move on up the property ladder and an internal viewing is highly recommended.



### HALLWAY

12'5" reducing to 6'0" x 7'6" increasing to 13'7" (3.81 reducing to 1.83 x 2.29 increasing to 4.16)  
Double glazed window and front entrance door, radiator, stairs to the first floor.

### CLOAKS/WC

Incorporating a two piece suite comprising wall mounted wash hand basin and low flush WC. Radiator, double glazed window.

### LIVING ROOM

15'9" x 11'8" (4.81 x 3.57)  
Living flame gas fire with feature surround, radiator, double glazed patio door to the rear.

### OPEN PLAN DINING KITCHEN

18'1" x 15'2" reducing to 12'11" (5.52 x 4.63 reducing to 3.96)  
Incorporating a range of fitted wall, base and drawer units with rolled edge work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Electric cooker point, plumbing and space for washing machine, as well as additional space for dishwasher, appliance space. Cupboard housing 'Vaillant' gas fired condensing boiler (for central heating and hot water). Two flat panel radiators, double glazed window to the front, double glazed door to the side and double glazed French doors to the rear garden.

### FIRST FLOOR LANDING

Accessed from a dog-leg staircase with double glazed window. Built-in airing cupboard with hot water cylinder. Loft hatch.

### BEDROOM ONE

13'8" x 8'10" (4.19 x 2.70)  
Built-in wardrobe with mirrored sliding doors, radiator, double glazed window to the rear.

### BEDROOM TWO

13'1" x 8'10" (3.99 x 2.70)  
Radiator, double glazed window to the rear.

### BEDROOM THREE

9'8" x 7'9" (2.95 x 2.37)  
Radiator, double glazed window to the front.

### BEDROOM FOUR

10'3" reducing to 6'2" x 5'11" increasing to 9'1" (3.13 reducing to 1.9 x 1.82 increasing to 2.78)  
Radiator, double glazed window to the front.

### BATHROOM

Incorporating a three piece suite comprising wash hand basin in vanity unit, low flush WC, radiator, bath with electric shower and screen over. Tiled walls, double glazed window.

### OUTSIDE

The property is set back from the road with a good sized front garden laid to lawn and a sweeping driveway providing off-street parking for at least three vehicles and gates leading to a further driveway which in turn leads to the single garage. To the rear, the property enjoys a larger than expected, and particularly private, rear garden with a large patio area surrounding the rear elevation with gently steps leading to a garden with colourful inset bedding. There is a secluded decked terraced area behind the garage offering a great BBQ area. To the far side of the property, there is a further garden area and space for a garden shed.

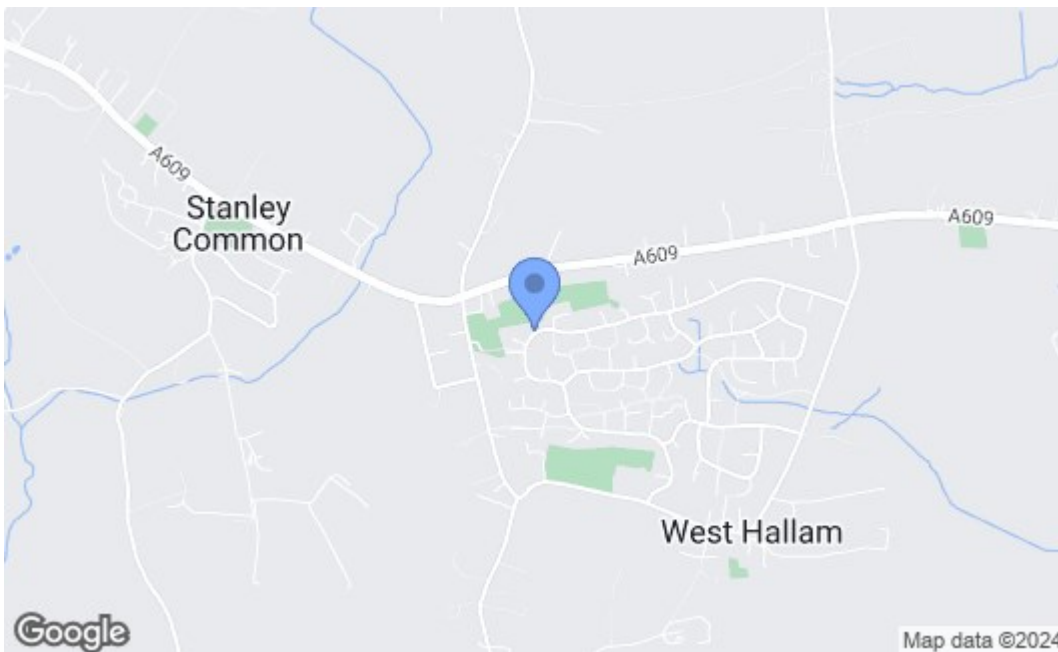
### GARAGE

16'4" x 8'2" (5 x 2.51)  
Brick built, power, up and over door to the front.

### COUNCIL TAX

Erewash Borough Council Band D.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(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.