



21 Station Road, West Hallam Ilkeston, DE7 6GW

Four bedroom detached farm house extending to approximately 1700 square feet, situated on a plot of approximately two acres including a paddock to the rear of the house which falls into the greenbelt. The property includes two substantial outbuildings/barns, plus a number of additional structures which will need attention. There are no current planning applications on the site, however planning has been approved in the past for a bungalow on the front garden, which has since lapsed. The property itself will require a full scheme of modernisation to meet its full potential, yet is in servicable condition and includes gas central heating and UPVC double glazed windows. This is a fantastic opportunity for somebody looking for a small holding with the added benefit of possible future development.



£750,000

7 Derby Road
Borrowash
DE72 3JW

Entrance Porch

Hallway

Spacious L shaped hallway with doors leading to all rooms and with a staircase that leads to the first floor.

Sitting Room 14' 2" x 13' 2" (4.31m x 4.01m)

Large bay window with UPVC double glazing to the front, fireplace with logburning stove, TV point and a central heating radiator.

Dining Room 14' 2" x 13' 0" (4.31m x 3.96m)

Spacious dining room with a UPVC double glazed bay window to the front, a feature fireplace and a central heating radiator.

Lounge 14' 2" x 13' 3" (4.31m x 4.04m)

Feature fireplace, a central heating radiator and a large bay with patio doors facing down the garden at the side of the property.

Kitchen 8' 7" x 8' 0" (2.61m x 2.44m)

UPVC double glazed window to the rear overlooking the paddock. Fitted kitchen including wall and base units with laminate worksurfaces and an adjacent pantry.

Pantry 8' 0" x 3' 6" (2.44m x 1.07m)

Utility Room 21' 5" x 7' 11" (6.52m x 2.41m)

Two window to the side, a UPVC double glazed external door with adjacent window, room for appliances and access to the main house.

WC 8' 0" x 4' 5" (2.44m x 1.35m)

Window to the rear, WC and wash basin.

Bedroom 1 14' 4" x 13' 3" (4.37m x 4.04m)

UPVC double glazed window to the side overlooking the garden at the side, central heating radiator and a feature fireplace.

Bedroom 2 13' 3" x 11' 10" (4.04m x 3.60m)

UPVC double glazed window to the front and a central heating radiator.

Bedroom 3 13' 1" x 12' 0" (3.98m x 3.65m)

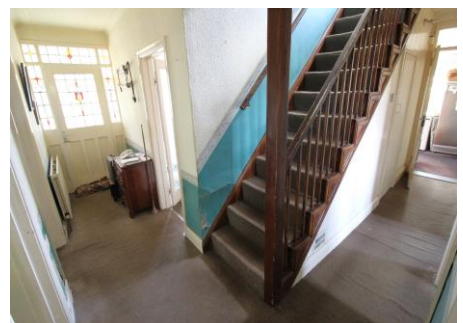
UPVC double glazed window to the front and a central heating radiator.

Bedroom 4 8' 0" x 8' 10" (2.44m x 2.69m)

UPVC double glazed window to the side and a central heating radiator.

Bathroom 8' 3" x 8' 0" (2.51m x 2.44m)

Three piece suite including a panel bath, pedestal wash basin and WC. There is also a



Disclaimer

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Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

