



High Lane Central  
West Hallam, Derbyshire DE7 6HU

**£749,995 Freehold**

A UNIQUE & SUBSTANTIAL FOUR  
BEDROOM, THREE BATHROOM  
DETACHED BUNGALOW OFFERED FOR  
SALE WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET A UNIQUE OPPORTUNITY TO ACQUIRE A FOUR BEDROOM, THREE BATHROOM DETACHED BUNGALOW OFFERED FOR SALE WITH NO UPWARD CHAIN. POSITIONED IN THIS PRIVATE AND SECLUDED LOCATION SET WITHIN GROUND OF APPROXIMATELY THREE QUARTERS OF AN ACRE.

The property also has an annex with its own side entrance to the main bungalow inclusive of a living room, full three piece bathroom, breakfast kitchen and spacious double bedroom. The annex area is also covered by gas fired central heating and double glazing with shared use of the large drive and associated gardens. The property is approached by the main road, set back with its own private gated entrance to a large forecourt providing ample off-street parking leading to the bungalow, detached garage and gardens beyond.

The overall accommodation comprises an entrance hallway, breakfast kitchen, lounge/diner, conservatory, three bedrooms with en-suite to the principal bedroom, additional family bathroom suite, inner lobby linking through to an annex fourth bedroom, annex kitchen, annex bathroom, annex living space and the annex side entrance and lobby.

The whole property is fully double glazed with gas central heating from a conventional boiler system, log burning stove which also supports the hot water, three quarters of an acre plot, detached double garage with power, light, EV charging point, one manual and one electrically operated garage door.

The property is located in this quiet and secluded private location surrounded by ample countryside and green space, yet remains within easy reach of excellent nearby day to day amenities, shopping facilities, transport links and schooling for all ages.

This property provides a rare opportunity to incorporate dependent living or young person/teenager space with the annex which offers its own side and private entrance.

We believe the property offers so much potential for a wide variety of buyers and encourage an internal viewing to fully appreciate the overall space and grounds the property has to offer.



### ENTRANCE HALL

30'4" x 12'0" (9.25 x 3.68)

Feature composite and double glazed front entrance door, radiator, dado rail, doors leading through to the main kitchen, lounge/diner, three bedrooms and shower room. Useful storage cupboard with shelving, radiator, wall light point, additional cloaks cupboard with hanging rail. Loft access point with loft ladder to a partially boarded and lit loft space.

### BREAKFAST KITCHEN

16'7" x 13'0" (5.07 x 3.97)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with deep square edge work surfacing incorporating space for a double bowl porcelain Belfast sink unit with central mixer tap and instant hot water tap, decorative tiled splashbacks, spotlights. Built-in glass fronted crockery cupboard and wine rack, fitted four ring induction hob with extractor over, in-built appliances including oven and microwave, space for full height American-style fridge/freezer, plumbing space for side-by-side washing machine and tumble dryer. Ample space for dining table and chairs, radiator, tiled floor, dado rail, double glazed window to the front, side uPVC panel and glazed exit door to outside.

### LOUNGE/DINER

24'2" x 15'5" (7.37 x 4.71)

Feature central brick exposed chimney breast sat on a tiled hearth with log burning stove which also supports the hot water, media points, radiator, dado rail, coving, wall light points, double glazed window to the rear, sliding uPVC double glazed patio doors opening out into the conservatory.

### CONSERVATORY

10'3" x 9'4" (3.13 x 2.85)

Hardwood double glazed construction with pitched roof and tiled floor with window openings and French doors opening out into the garden space.

### PRINCIPAL BEDROOM

11'9" x 10'8" (3.60 x 3.26)

uPVC double glazed window to the front, radiator, wall light points, range of fitted bedroom furniture including two single wardrobes, matching overhead storage cupboards, drawer unit and vanity space. Door to en-suite.

### EN-SUITE

8'10" x 3'7" (2.71 x 1.10)

Modern white three piece suite comprising walk-in tiled shower cubicle with sliding glass screen/door with electric shower, wash hand basin with mixer tap, push flush WC. Contrasting tiling to the floor and the walls, panelled ceiling with extractor fan and inset LED spotlights, chrome ladder towel radiator, towel shelf, wall mounted pull-out mirror, LED wall mounted bathroom mirror/cabinet.

### BEDROOM TWO

12'4" x 9'10" (3.77 x 3.01)

Double glazed window to the rear overlooking the garden, radiator. Fully fitted floor to ceiling wardrobes to one side incorporating shelving, drawers and hanging space.

### BEDROOM THREE

9'11" x 6'8" (3.04 x 2.05)

uPVC double glazed window to the rear overlooking the garden, radiator, range of fitted bedroom furniture including four double wardrobes and drawer unit.

### SHOWER ROOM

8'3" x 6'5" (2.52 x 1.97)

Modern and recently re-fitted three piece suite comprising of a large walk-in shower cubicle with curved glass screen, shower seat and dual attachment electric shower over, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Fully tiled walls and floor, double glazed window, wall mounted bathroom cabinet, wall fixed towel radiator, towel shelf, panelled ceiling incorporating LED spotlights.

### INNER HALLWAY

4'6" x 3'1" (1.39 x 0.94)

Doors leading through to the annex bedroom and annex kitchen.

### ANNEX BEDROOM FOUR

12'7" x 11'3" (3.84 x 3.44)

uPVC double glazed window to the rear looking over the garden, radiator, coving, range of fitted bedroom furniture including two double wardrobes and central mirror fronted single wardrobe, matching drawer unit and worktop space.

### ANNEX BREAKFAST KITCHEN

11'5" x 11'3" (3.48 x 3.44)

The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces and matching breakfast bar area. Inset single sink and draining board with mixer tap and tiled splashbacks, fitted four ring hob with extractor over, in-built oven. Integrated fridge, double glazed window to the front, boxed-in electric meter and consumer unit, useful double storage cupboard with tiled insert.

### ANNEX SIDE HALL

8'7" x 4'1" (2.64 x 1.27)

Coving, doors leading through to the bathroom, living room and breakfast kitchen.

### ANNEX SIDE LOBBY

5'4" x 3'5" (1.65 x 1.05)

uPVC panel and double glazed entrance door, fixed shelving, door to large storage closet with shelving, coat pegs, power, lighting and coving. Further door leading to the annex side hall.

### ANNEX BATHROOM

7'4" x 7'4" (2.26 x 2.26)

Modern white three piece suite comprising panel bath with glass shower screen and electric shower over, push flush WC, wash hand basin with mixer tap and storage cabinets and drawers beneath. Tiling to the walls, panelled ceiling with LED spotlights and extractor fan, electric wall mounted heater, useful storage cupboard with shelving, double glazed window to the front.

### ANNEX LOUNGE

12'10" x 11'11" (3.93 x 3.65)

uPVC sliding double glazed patio doors opening out to the rear garden, central heating radiator, two double glazed windows to the side (with fitted blinds), coving, TV point, tiled fireplace incorporating four bar connected gas fire.

### DETACHED DOUBLE GARAGE

19'7" x 19'4" (5.97 x 5.90)

One manual and one electrically operated doors, power, lighting, EV charging point and personal access door to the side.

### TO THE FRONT

The property is accessed via a private road set back from the main drag with fencing and pedestrian gate to the boundary line along side an electrically operated front double width gate with block paved entrance leading to a large, curved and shaped driveway providing ample space for several vehicles. The driveway then provides access to the double garage, pedestrian access down both sides of the property, as well as the front entrance door and external WC. The front also boasts a generous front lawn section surrounded by rockery and decorative plum slate with a range of mature bushes, shrubs and conifer line running parallel to the fencing and pedestrian front entrance gate. To the front boundary, there is also an external lighting point, water tap and mains security lighting.

### TO THE LEFT HAND SIDE OF THE FRONT

There is a pathway which provides access to the side entrance door into the annex space and then opens out further into the main rear part of the garden.

### TO THE RIGHT HAND SIDE OF THE FRONT

There is pedestrian access leading to an initial decked entertaining space, ideal for seating and hot tub with double power point, provides access to the garage via the personal access door to the side, entrance door into the kitchen opens out into the main part of the garden space.

### TO THE REAR

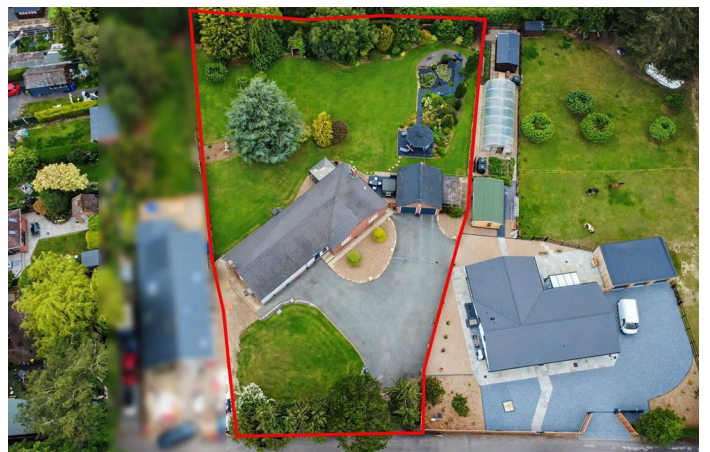
The rear garden is a fantastic size, split into various areas incorporating a second raised covered decked entertaining/seating area with power points and matching decked pathway leading to a rockery pond and associated seating areas being surrounded by a wealth of mature and specimen bushes, shrubs, trees and plants. The garden boasts an extensive garden lawn, screened and flanked by an array of bushes, shrubs, trees including fruit trees and conifer, along with timber fencing to the boundary lines. To the rear of the garage, there is also a useful log store, stepping stone and pathway access all the way around the property, along with decorative pebble and stone chippings. External lighting, power and water tap.

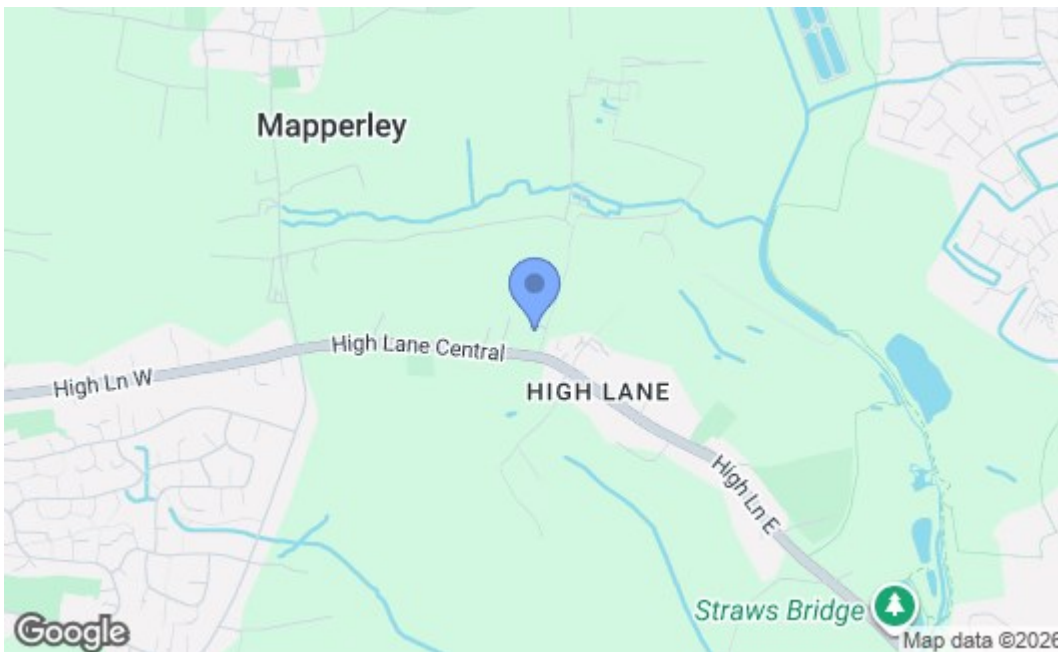
### EXTERNAL WC

Accessed via the front of the property with push flush WC, lighting point and gas meters.

### DIRECTIONS

Upon leaving Ilkeston, continue past the entrance to Straw's Bridge on the right, onto High Lane Central. Look for and take a turning in between the Newdigate and Day Nursery (still High Lane Central) and the property can be found on the left hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	76
(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>			
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.