

## View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

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Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

### Viewing Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of between £225 - £250 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

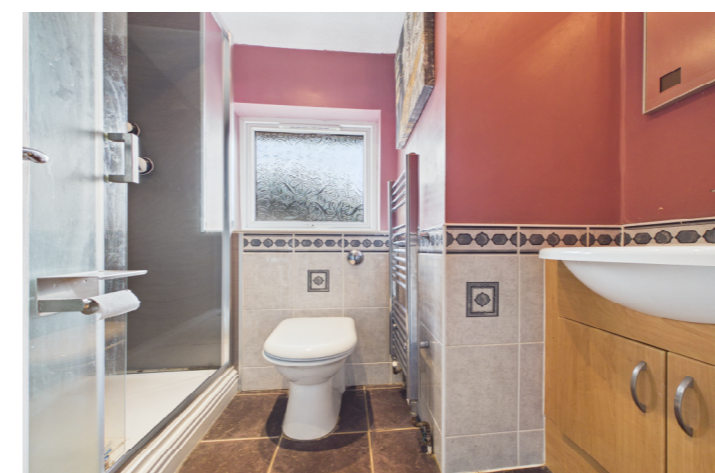
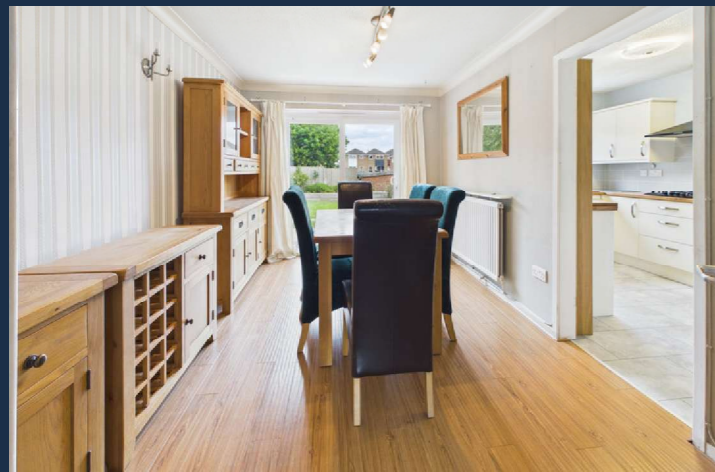
These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

### Hallam Way, West Hallam, DE7 6LD | Freehold

A modern four-bedroom detached family home, set back from Hallam Way and offered for sale with no upward chain. Occupying an established and sought-after location, the property benefits from two reception rooms, a family shower room, off-road parking, and a garage.

- Four Bedroomed Detached Home Set Back From Hallam Way
- No Upward Chain, Ideal Family Home
- Gardens, Driveway And Garage
- EPC Rating C, Standard Construction
- Council Tax Band C, Freehold





**Full Description:**

A modern four-bedroom detached family home, set back from Hallam Way and offered for sale with no upward chain. Occupying an established and sought-after location, the property benefits from two reception rooms, a family shower room, off-road parking, and a garage.

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, lounge, dining room with patio doors to the rear garden, fitted kitchen with in-built oven and hob and cloakroom/WC.

To the first floor the landing provides access to four bedrooms and family shower room.

**Room Measurements & Details:**

- Entrance Hall:** (13'2" x 5'10") 4.01 x 1.78
- Living Room:** (16'0" x 11'8") 4.88 x 3.56
- Dining Room:** (12'9" x 9'3") 3.89 x 2.82
- Kitchen:** (15'5" x 8'2") 4.70 x 2.49
- Cloaks/WC:** (6'2" x 2'10") 1.88 x 0.86
- First Floor Landing:** (8'6" x 2'5") 2.59 x 0.74
- Bedroom One:** (13'11" x 8'9") 4.24 x 2.67
- Bedroom Two:** (12'11" x 8'9") 3.94 x 2.67
- Bedroom Three:** (9'9" x 9'0") 2.97 x 2.74
- Bedroom Four:** (8'3" x 9'1") 2.51 x 2.77
- Shower Room:** (7'4" x 5'6") 2.24 x 1.68

**Outside:**

The property is set back from Hallam Way and has the benefit of a lawned garden to the front elevation incorporating a driveway providing off-road parking having access to a GARAGE 16'2" x 7'8" with up and over door.

The rear garden is enclosed and laid mainly to lawn and benefits from a paved and decked patio area.

**Please Note:**

Hannells are acting on behalf of a third party, as the appointed selling agent. The third party are required to conduct ID/AML and source of funds checks for the properties we sell. Therefore, a charge to purchasers of £49 (plus VAT) a total cost of £58.80. Should an offer be accepted, this non-refundable charge will be payable and taken by phone as part of their purchaser compliance call before a memorandum of sale can be issued.

**Buyer Information:**

1. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view.
2. Measurements: All measurements are approximate and provided for guidance only.
3. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections.
4. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.

*A Moving Experience...*