



Hallam Way, West Hallam Ilkeston, DE7 6LD

We adore this well-presented home, which would make a great first home or home for a growing family. Located away from the road, it has an easy-maintenance south-west facing garden, garage, new kitchen (2022) and is at the lowest Council Tax band of A.

On the ground floor, the handy entrance porch leads through to the lounge and on to the kitchen-diner. To the first floor are three bedrooms and the family bathroom. There is a pleasant front garden and the rear garden has a large dining patio and astroturf lawn. A quiet lane behind leads to the garage for the home too.

West Hallam is a popular village located just to the west of Ilkeston. The home is located just around the corner from Scargill Primary School and the large recreation ground adjacent to it. The village includes a Tesco Express, community centre and a particular favourite of ours, The Bottle Kiln shop and cafe. Nottingham and Derby are both just ten miles away - and the M1 runs between the two, providing good commuting access to locations between Sheffield and Leicester. There are lovely countryside walks in all directions.

- Perfect first home or 'second stepper' home for growing family
- South-west facing garden
- Very well presented home
- Been a successful long-term rental home
- Close to schools
- Garage and plenty of on-street parking
- Easy-maintenance front and rear gardens
- New kitchen 2022 and new boiler 2017
- Council Tax band A
- Located away from the road close to large recreation ground

£185,000

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Front of the home

Located on a path away from the street, this modern home has a neat front garden. A cobbled path runs through the centre with gravel beds each side - and distinctive trees and plants including a silver birch and Spanish dagger. Enter the home through the part-glazed uPVC front door to the entrance porch.

Entrance Porch

This useful space has a tiled floor, windows on two sides and a meter cupboard with shelf above. There is space for footwear and to hang coats. A white panelled door with chrome handle opens into the lounge.

Lounge

14'11" x 13'9" (4.55 x 4.2)

The wide window to the front garden brings lots of natural light in. A gas fire is set upon a tiled hearth and the room has oak-effect laminate flooring, two ceiling light fittings and a radiator. There is plenty of space for flexible furniture layouts, stairs to the first floor and a door to the kitchen-diner.

Kitchen-Diner

14'11" x 9'8" (4.55 x 2.95)

This spacious and light room has two south-facing windows and a half-glazed uPVC door to the rear garden. With a tiled floor, the sleek kitchen was fitted in 2022. It has a U-shaped worktop with full-height cabinet on the left and a range of high and low level cabinets, including several pan drawers.

There is an integral Indesit four-ring gas hob with electric oven below and extractor fan above. Situated beneath the window is a contemporary black 1.5 sink and drainer with black mixer tap. Below the worktop is space and plumbing for a washing machine and dishwasher. The Ideal boiler above was fitted in 2017.

Over to the right is room for a dining table. The room has two radiators and two ceiling light fittings.

Stairs to first floor landing

Carpeted stairs with a banister on the left lead to the first floor landing. There is a ceiling light fitting and doors to the three bedrooms and bathroom.

Bedroom One

11'3" x 8'2" (3.45 x 2.5)

With views over the rear garden, this carpeted room has a radiator, ceiling light fitting and loft hatch.

Bathroom

6'10" x 6'4" (2.1 x 1.95)

The bath has a chrome mixer tap, pivoting glass screen and Triton shower. The room also includes a ceramic WC, ceramic pedestal sink with chrome taps, laminate flooring and floor-to-ceiling tiles, as well as a ceiling light fitting, radiator, frosted double glazed window and full-height cupboard with shelving.

Bedroom Two

14'1" x 8'3" (4.3 x 2.52)

Located at the front of the home, this double bedroom has a deep bay window and triple full-height fitted wardrobe. The carpeted room has a radiator and ceiling light fitting.

Bedroom Three

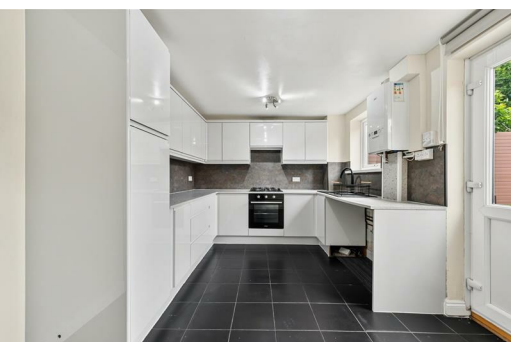
7'10" x 6'4" (2.4 x 1.95)

Also at the front of the home, this single bedroom is carpeted and has a radiator and ceiling light fitting. It would make a great home office or nursery.

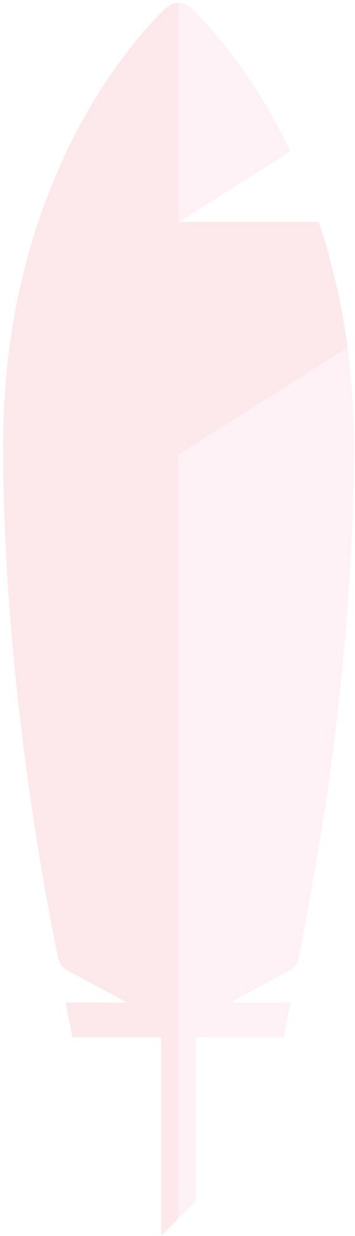
Rear Garden

The easy-maintenance garden is accessed from the kitchen-diner and rear gate. The spacious dining patio has plenty of room for outdoor dining and seating. There is a wall-mounted light and outside tap. Three steps lead up to the astroturf lawn, with flower bed in the corner. Timber fences on three sides border the garden, with a gate to the garage area beyond.

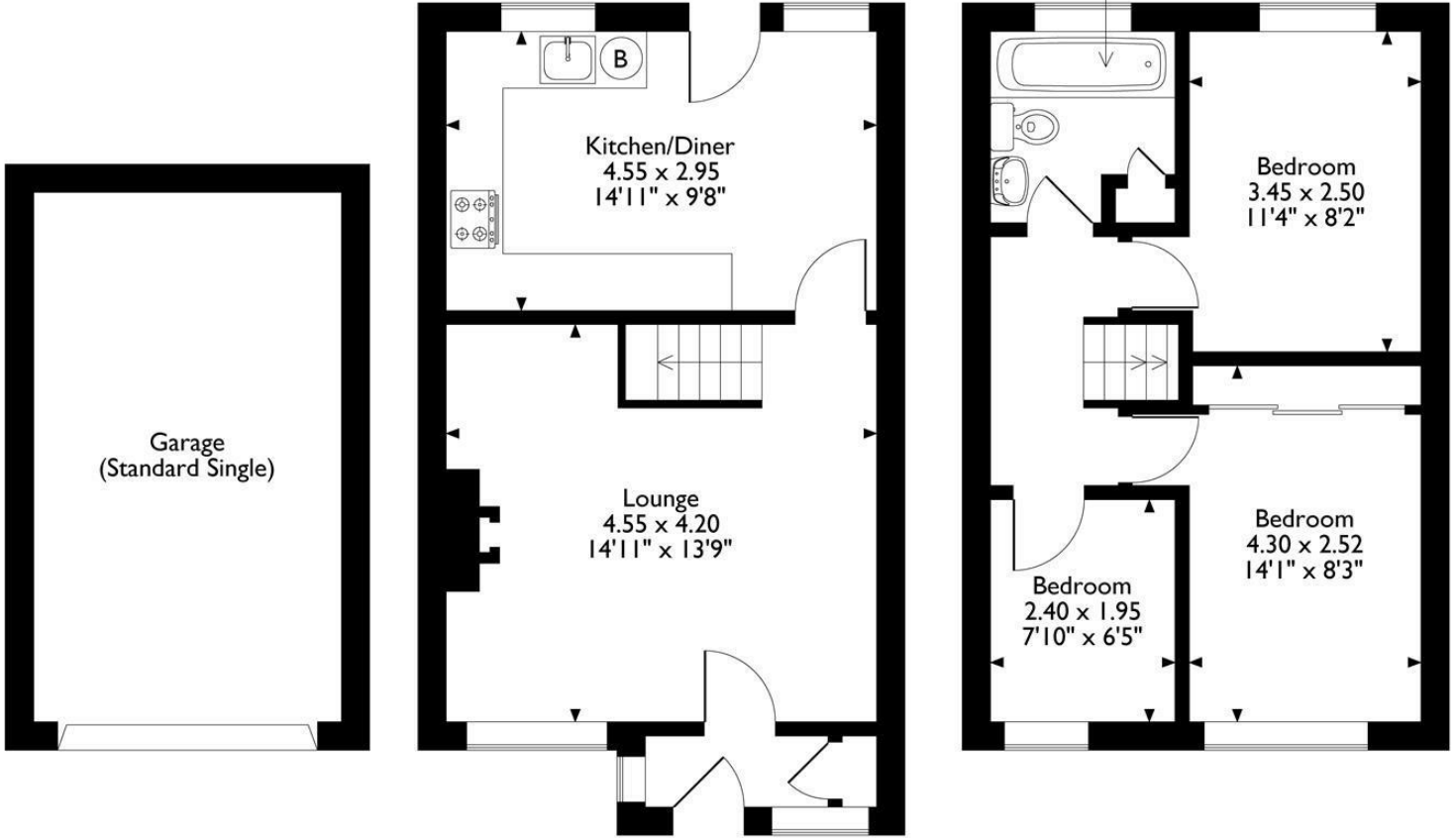
Garage



The standard single garage is located about 20 metres from the rear garden in a communal garage area.



51 Hallam Way
 Approximate Gross Internal Area
 69 Sq M / 743 Sq Ft



Garage

Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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			
England & Wales		61	
	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		

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