Robert Ellis

look no further. . .

Beech Lane
West Hallam, Derbyshire DE7 6GU

A BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£275,000 Freehold

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ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS TRADITIONAL AND WELL PRESENTED BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE POSITIONED IN THIS POPULAR DERBYSHIRE VILLAGE LOCATION. BEING BROUGHT TO THE MARKET WITH THE ADDED BENEFIT OF NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hall with turning staircase rising to the first floor with useful understairs storage compartment, bay fronted living room, separate dining room and generous kitchen with integrated appliances to the ground floor. The first floor landing then provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, as well as a generous enclosed garden space to the rear enjoying views over neighbouring paddock land.

The property is located in this sought after Derbyshire village positioned within easy reach of the nearby village amenities, as well as offering easy access to ample outdoor space.

For those looking to commute, there are various great road networks in and out of the surrounding area, and Ilkeston train station is situated just a short distance away.

The property is brought to the market with the added benefit of being sold with NO UPWARD CHAIN and would ideally suit first time buyers and young families alike. We highly recommend an internal viewing.

ENTRANCE HALLWAY
7'10" x 7'1" (2.39 x 2.17)
uPVC panel and double glazed front entrance door, double glazed window adjacent to the front door, radiator, tiled floor, turning staircase rising to the first floor with decorative wood spindle balustrade and useful understairs storage cupboard, coat pegs, doors leading through to the living room and kitchen.

LIVING ROOM
19'11" into bay x 11'1" (6.08 into bay x 3.38)
Double glazed bay window to the front, two radiators, media points, coving, chimney breast incorporating an Adam-style fire surround with decorative tiled insert and hearth housing a coal effect fire. Double doors lead through to the dining room.

DINING ROOM
10'7" x 9'7" (3.24 x 2.94)
uPVC double glazed French doors opening out to the rear garden patio, radiator, coving, double doors back to the living room and further door into the kitchen.

KITCHEN
17'5" x 7'0" (5.32 x 2.14)
The kitchen is equipped with a matching range of fitted soft-closing base and wall storage cupboards and drawers, with roll top work surfaces incorporating fitted four ring gas hob with extractor over and oven beneath, inset one and a half bowl sink unit with pull-out spray hose mixer tap and decorative tiled splashbacks, integrated washing machine and dishwasher, in-built fridge, vertical radiator, double glazed windows to both side and rear (with fitted blinds), uPVC panel and double glazed exit door to outside.

FIRST FLOOR LANDING
Double glazed window to the side, loft access point, doors to bedrooms and bathroom, decorative wood spindle balustrade continuing from the staircase.

BEDROOM ONE
13'1" x 10'5" (4.00 x 3.18)
Double glazed window to the rear making the most of the views beyond, radiator, useful built-in wardrobe with shelving and hanging space.

BEDROOM TWO
10'4" x 8'10" (3.17 x 2.70)
Double glazed window to the front overlooking the children's play park and football field, radiator.

BEDROOM THREE
7'11" x 5'10" (2.43 x 1.80)
Double glazed window to the front overlooking the children's play park and football field, radiator, fitted bedroom furniture including wardrobe with sliding mirror fronted drawers, shelving and desk unit with drawers.

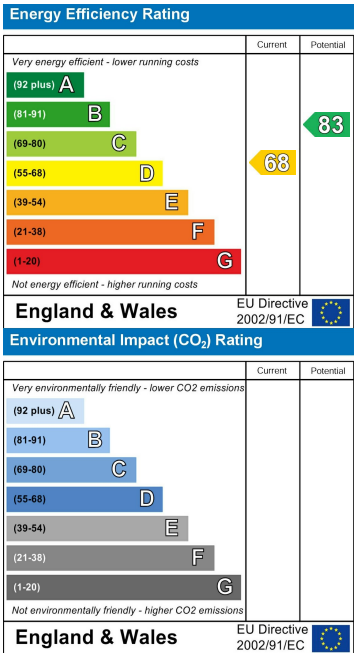
BATHROOM
9'6" x 7'1" (2.90 x 2.18)
Modern white three piece suite comprising "P" shaped bath with mixer tap, glass shower screen and electric shower over, push flush WC and wash hand basin with mixer tap. Tiling to the walls and floor, double glazed window to the rear (with fitted blind), wall mounted LED lit bathroom mirror, boiler cupboard housing the gas fired combination boiler (for central heating and hot water).

OUTSIDE
To the front of the property, there is a lowered kerb entry point to a tarmac driveway with decorative block paved edging providing ample off-street parking for several vehicles, decorative stone chippings, hedgerow to the boundary line offering privacy from the road, pedestrian gated access then leading into the side and rear garden.

TO THE REAR
Accessed via the French doors from the dining room or uPVC door from the kitchen, the garden is split into various sections with a side courtyard style paved garden, pedestrian access leading back to the front driveway, with an outside water tap and lighting point. A door provides access into the white rendered garden store. The rear garden is split into various section with an initial raised patio seating area (ideal for entertaining) leading to a second patio space with raised flowerbed. The garden then opens out to the rear part of the garden where there is a circular paved seating area with matching pathway providing access to the foot of the plot where an additional circular paved area can be found. Adjacent to the central pathway, there are two shaped lawn sections with planted flowerbeds and borders housing a wide variety of specimen bushes and shrubbery. The garden is enclosed by timber fencing and hedgerows to all boundaries offering privacy and security, with decorative stone chippings, power points, lighting and views to the open paddock beyond.

DETACHED GARDEN STORE
15'8" x 8'3" (4.80 x 2.54)
Entrance door from the garden, window to the rear, power and lighting points.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.



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.

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