

**249 High Lane East, West Hallam**

£250,000

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REF: NH1497

**LOCATION! LOCATION! LOCATION!** A superbly located, semi detached bungalow, individually crafted to catch your eye! Super spacious with a great sized garden and gated off road parking, this fabulous property is one not to be missed! With a versatile living space the property currently has three bedrooms but it could have two if an extra reception room is on your wish list! Ideally located for the ever popular Nutbrook Trail walks and easy access to Shipley Country park this is an ideal home for lovers of the outdoors but only a short distance from the town centre for people looking for convenience.

NICOLA HINITT

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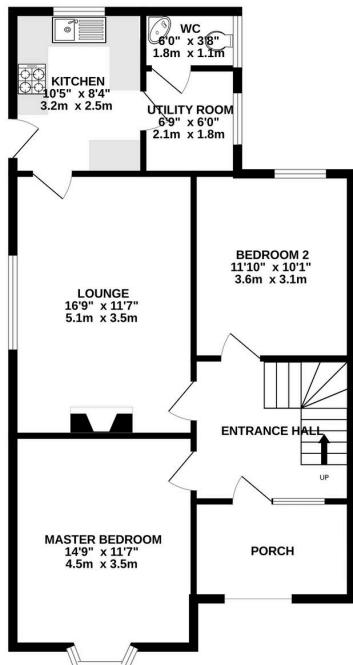
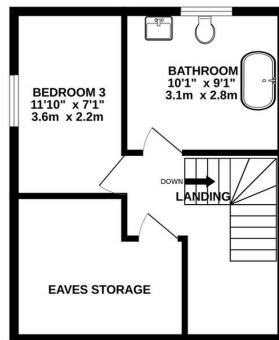
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## Key Features

- REF: NH1497
- Fantastic Residential Location
- Beautiful Entrance Hallway
- Spacious Family Home
- Downstairs Utility and WC
- Eye Catching Dorma Bungalow
- Three Bedrooms
- Large Rear Garden
- Off Road Parking
- Book Your Viewing Today

GROUND FLOOR  
772 sq.ft. (71.7 sq.m.) approx.1ST FLOOR  
359 sq.ft. (33.4 sq.m.) approx.

TOTAL FLOOR AREA: 1131 sq.ft. (105.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is accepted for any error, omission or inaccuracy. Prospective purchasers are advised to make their own measurements and to seek professional advice where necessary. The services, systems and appliances shown have not been tested and no guarantee as to their condition or performance can be given.

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