

**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



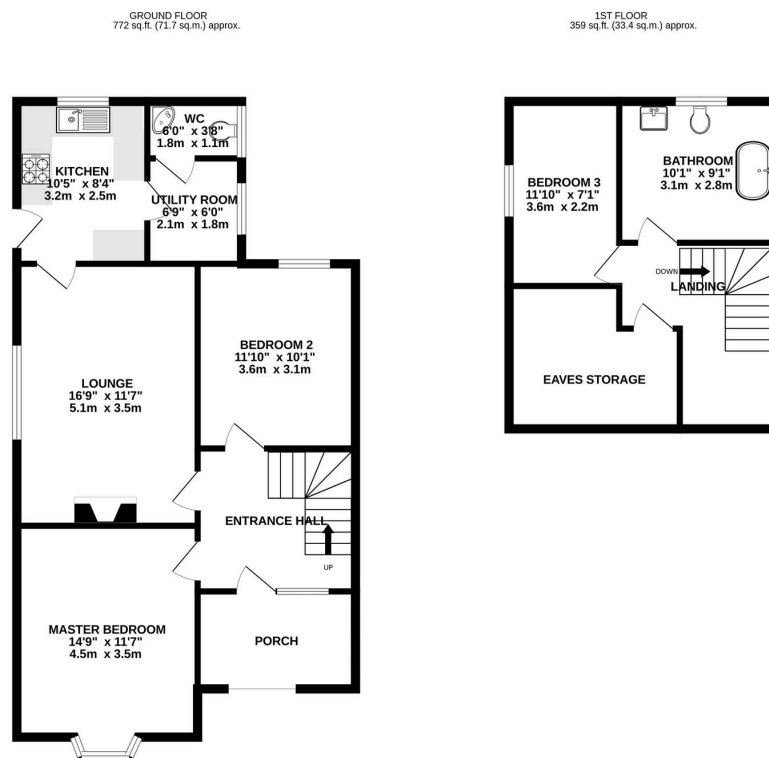
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## Key Features

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



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 herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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