



7 Kiln Close
West Hallam DE7 6JN

Offers in the region of £575,000



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Discover this stunning four-bedroomed detached family home nestled at the end of a peaceful cul-de-sac in the highly sought-after area of West Hallam. Immaculately presented throughout, this spacious property sits on a generous plot, offering ample space for family living and outdoor enjoyment.

This spacious family home offers a generous and welcoming layout, featuring an inviting entrance Hallway, a versatile Study/Playroom, and a large Lounge perfect for relaxing and entertaining. The impressive brick-built rear extension provides an expansive area ideal for dining and sitting, overlooking the beautifully landscaped, enclosed rear garden.

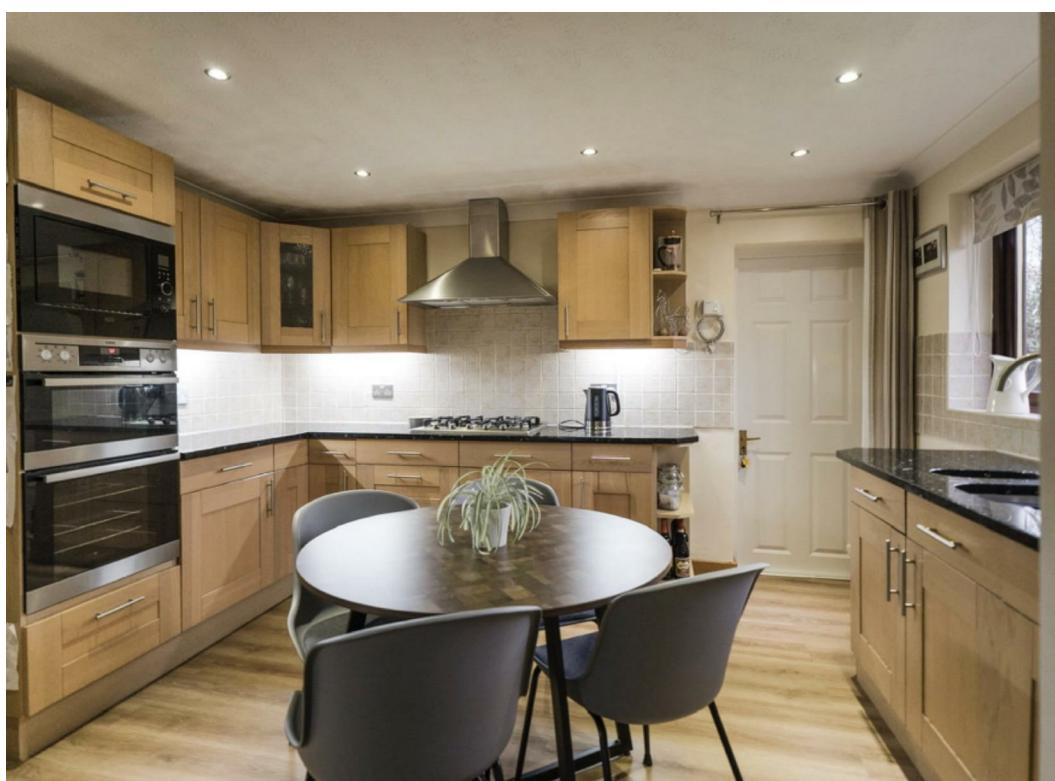
Upstairs, the main bedroom boasts an En-suite Shower Room, while three additional double bedrooms provide ample space for family and guests. A modern family bathroom completes the upstairs accommodation.

Externally the property commands a large plot, the gardens are a true highlight, featuring a landscaped, private and enclosed space, mature borders, and a paved patio area, perfect for summer barbecues and outdoor dining.

The property benefits from extensive off-road parking, an integral double garage with a rear utility area, and the potential to extend further above the garage (subject to planning consent), offering exciting possibilities for additional bedrooms or a home gym.

Located within close proximity to excellent local schools and the popular Bottle Kiln, a charming historic venue renowned for its delicious food, drinks, and cozy atmosphere, just a short walk away. The village also offers a range of amenities, including shops, doctors, pharmacy, conveniently positioned for easy access to Nottingham and Derby city centres, as well as excellent motorway and rail links for commuting and scenic countryside walks.

This home combines tranquillity, community spirit, and convenience in one desirable package. Don't miss the opportunity to make this exceptional family residence your new home.





Entrance Hall
13'11" x 6'10" (4.24m x 2.08m)
Entrance hallway with double glazed door and double glazed leaded style window to the front elevation, fitted Oak Internal Doors lead to the Lounge, Study/Play room and Breakfast Kitchen, with Staircase leading to the first floor. Ceiling down-lights and HD vinyl flooring in the hallway & fitted carpet to the staircase. The property is fully alarmed and with wired CCTV also installed.

Ground Floor WC & Cloakroom
Offering low level WC & Pedestal wash hand basin with modern mixer tap, laminate flooring, ceiling light fitting and extractor fan installed.

Study/Playroom
10'2" x 9'11" (3.10m x 3.02m)
This versatile room to the front elevation with, double glazed leaded style window, laminate flooring, with ceiling coving & ceiling light fitting, TV point, and radiator.

Lounge
24'6" x 11'3" (7.47m x 3.43m)
To the front elevation, this generous living area with modern decoration, wall lights, fitted carpet, ceiling light fitting and ceiling coving. Two double radiators, modern style cream fire surround with a coal effect gas fire installed. Two TV points and double glazed bay leaded style window to the front elevation with double glazed patio door leading into the extended brick built rear dining / sitting room.

Extended Sitting/Dining Room
19'11" x 9'5" (6.07m x 2.87m)
This Open Plan Dining/Sitting room offers an extensive dining and sitting area with three large double glazed windows to the front and side elevation and two sets of double glazed French doors to the front and side elevation, that lead out onto the fully enclosed rear garden, also with HD vinyl flooring and two wall mounted radiators. Open Plan Dining Area The dining area provides ideal location to this extension, with a bright large double glazed windows and double French doors opening onto the rear garden area. Double glazed patio door leads into the lounge area. Sitting Room Area, with TV point, double glazed double French doors leading out onto the rear garden.

Breakfast Kitchen
14'8" x 12'6" (4.47m x 3.81m)
Fitted with a range of "Orchard Kitchen" solid wood shaker style wall & base units, complemented with black granite worktops and a under mount stainless steel sink & drainer with mixer tap. Also offering a range of integrated appliances including, AEG double electric oven, AEG microwave and 5 ring AEG gas hob with stainless steel feature extractor hood over, integrated dishwasher and a Samsung American-Style Fridge Freezer with water & ice dispensers. double glazed window to the rear elevation, splash-back tiling and under unit LED lighting, and a range of LED ceiling down-lights, wall mounted TV point, internal glazed door leads into the rear Dining/Sitting room and internal fire door leads directly into the integrated double garage providing a useful rear utility area which is plumbed for washer & drier with inset sink and worktop and a range of wall & base units.

First Floor Landing
Linen cupboard & doors off.

Bedroom One
14'3" x 10'1" (4.34m x 3.07m)
To the front elevation with, fitted carpet, LED ceiling down lighting, double radiator, TV point, double glazed leaded style window, with internal door leading into En-Suite:





En-Suite

Offering large walk-in shower cubicle with a Rain Forest Power Shower, fully tiled walls & flooring, low level WC, and glass bowl hand basin with chrome mixer tap and granite worktop. Ceiling down-lighting, extractor fan and frosted double glazed window to side elevation.

Bedroom Two

12'11" x 11'6" (3.66m x 3.51m)

This Double size room with carpet fitted, ceiling down lighting, double radiator, wall mounted TV point, and double glazed bay window to front elevation.

Bedroom Three

11'6" x 7'0" (3.51m x 2.13m)

This Double size room to the rear elevation, double glazed window and carpet fitted.

Bedroom Four

10'6" x 8'4" (3.20m x 2.54m)

This Double size room to the rear elevation, double glazed style window and laminate flooring.

Family Bathroom

8'5" x 5'10" (2.57m x 1.78m)

Fitted with bathroom suite, comprising of shower bath with Rain Forest Power Shower over, and glass shower screen, low level WC and pedestal wash basin with modern mixer tap, chrome towel radiator, ceiling extractor fan and frosted double glazed window to the rear elevation. Fully tiled walls incorporating modern border tiling and tiled floor.

Outside

Front Garden

Offering an extensive block paved driveway providing multiple off-road parking spaces, with a range of plant & shrub border. Hedge & brick boundary walls, Double wrought iron gates to the main entrance to the property and gate access to both sides of the property leading to the rear garden. External lighting consists of LED wall light fittings installed across the front of the property.

Double Garage

18'7" x 16'11" (5.66m x 5.16m)

With two newly installed electric seceuro sense plus roller garage entrance doors, with extended 5 years warranty remaining, power and lighting, wall mounted installed consumer unit and the gas boiler which is serviced yearly, at the rear of the garage area also offering a rear utility. This useful utility area offers a range of wall & base storage units, with inset sink with drainer and hot & cold taps. Plumbing for Washer & Drier, upvc double glazed window & entrance door leads to the rear garden and internal fire door leads directly into the Breakfast Kitchen.

Rear Garden

This very generous size, landscaped enclosed garden offers good size lawn area, along with a choice of paved patio areas, stocked with a range of mature plant & shrub borders, rear shed and fence boundary, and a range of free standing LED lantern modern light fittings installed throughout the garden area. Gates at both sides of the property lead to the front area of the property.

Disclaimer

Under the terms of the Estate Agency Act 1979 (Section 21) please note that the vendor of this property is a relative of an employee of Charles Newton.

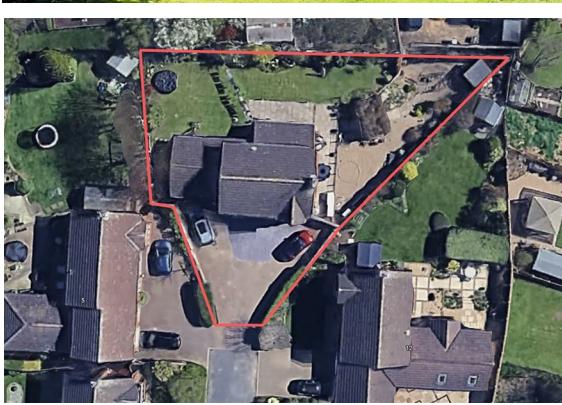
Council Tax Band

Erewash Band F

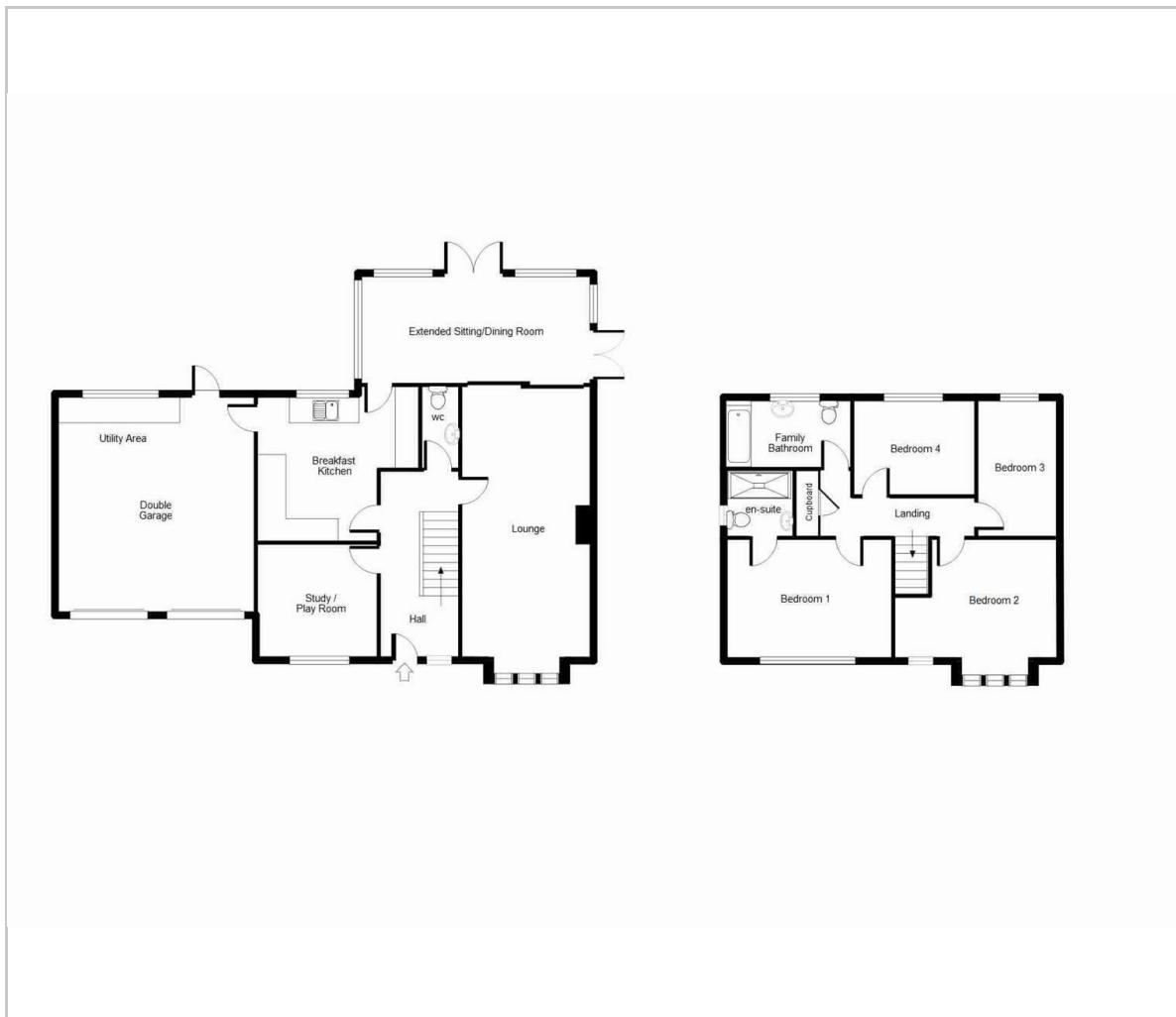
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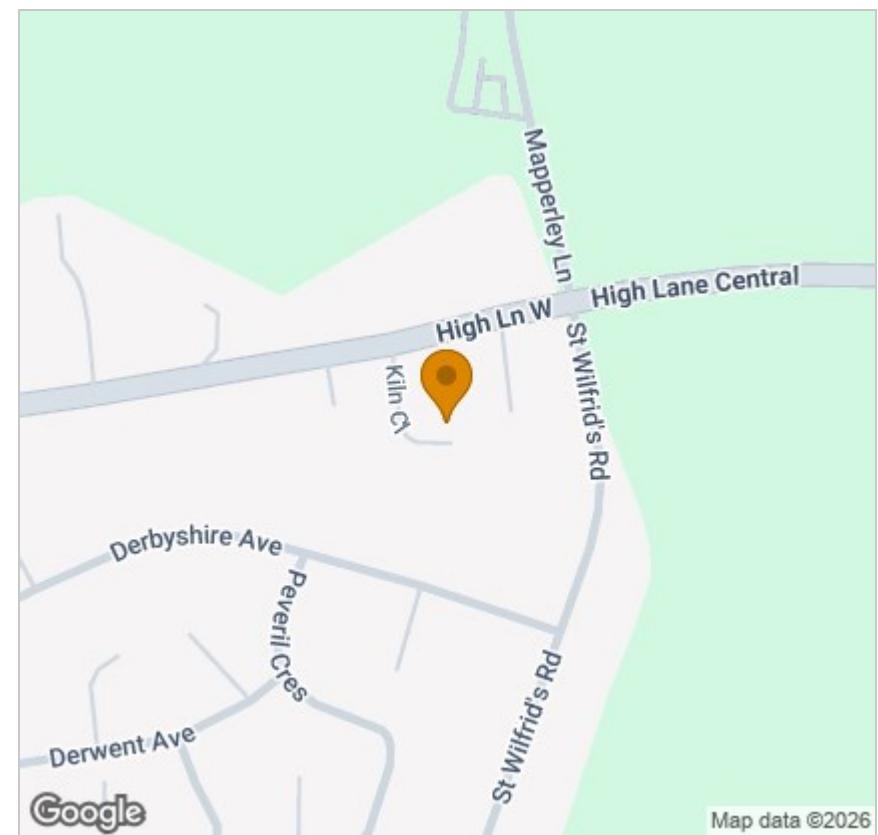




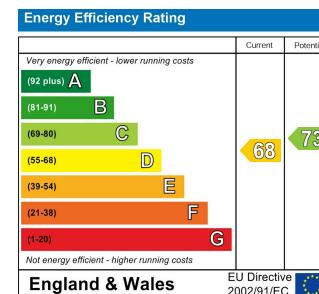
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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