



**High Lane West  
West Hallam, Derbyshire DE7 6HQ**

**£325,000 Freehold**

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Set back from the road on a larger than average garden plot of 0.16 of an acre is this extended three bedroom semi detached house.

This extremely well presented property comes to the market in a ready to move into condition. A particular feature of this property is the ground floor extension which provides for a fantastic semi-open plan space with a family dining kitchen having partial vaulted ceiling with roof lights and French doors opening to the rear garden. The kitchen area comprises an expansive range of modern fitted units and built-in appliances. This space opens back through to the living room which has a log burner and aspect to the front.

Further features of this property include a useful utility room and cloakroom/WC. The property is centrally heated from a combination boiler and double glazed throughout.

Another important feature of this property is the grounds to which it sits on. The property is set back from the road with a good level of screening enhancing privacy and off-street parking for at least five cars. The rear garden offer a good degree of privacy and have a great raised terrace area with steps leading to an expansive lawn.

Situated on High Lane West, a desirable street with the Derbyshire village of West Hallam. The village offers a great community feel having its own primary school with comprehensive schools within easy reach. There is open countryside surrounding the village with many footpath walks, some which lead to Shipley Country Park. There is a good level of shopping facilities in the nearby market town of Ilkeston. For those looking to commute further afield, Nottingham and Derby are easily accessible.

This property is ideal for those looking for the next step up on the property ladder with plenty of room for families. An internal viewing is recommended.



## ENTRANCE HALL

Stairs to the first floor with understairs store cupboard, double glazed front entrance door, doors to living room and dining kitchen. Open to walk-in cloakroom.

## WALK-IN CLOAKROOM

A useful space with double glazed window and door to cloaks/WC.

## CLOAKS/WC

Housing a two piece suite comprising wash hand basin and low flush WC. Radiator, double glazed window.

## LIVING ROOM

21'10" x 10'0" increasing to 12'11" (6.68 x 3.05 increasing to 3.95)

Feature cast iron long burner, radiator, double glazed window to the front, partially open to family dining kitchen.

## FAMILY DINING KITCHEN

18'7" reducing to 8'7" x 9'3" increasing to 17'0" (5.67 reducing to 2.64 x 2.84 increasing to 5.20)

The kitchen area comprises a comprehensive range of fitted wall, base and drawer units, with square edge work surfacing and inset sink unit with single drainer. Range-style gas/electric oven and hob with extractor hood over. Integrated dishwasher and space for American-style fridge/freezer. There is a partial vaulted ceiling with double glazed roof windows, radiator, double glazed window and French doors opening to the terraced patio area. Further double glazed window and door leading to the utility room.

## UTILITY ROOM

11'3" x 3'11" (3.43 x 1.2)

Wall and base units, with work surfacing, plumbing and space for washing machine, further appliance space. Double glazed window and door to rear garden.

## FIRST FLOOR LANDING

Double glazed window, hatch and ladder to partially boarded loft.

## BEDROOM ONE

11'7" x 11'3" (3.55 x 3.43)

Radiator, double glazed window to the front.

## BEDROOM TWO

11'4" x 9'9" (3.46 x 2.98)

Radiator, double glazed window to the rear.

## BEDROOM THREE

8'3" x 7'3" (2.53 x 2.21)

Radiator, double glazed window to the front.

## FAMILY BATHROOM

8'2" x 5'7" (2.51 x 1.72)

Incorporating a modern three piece suite comprising wash hand basin, low flush WC and "L" shaped shower bath with shower and screen over. Heated towel rail, double glazed window.

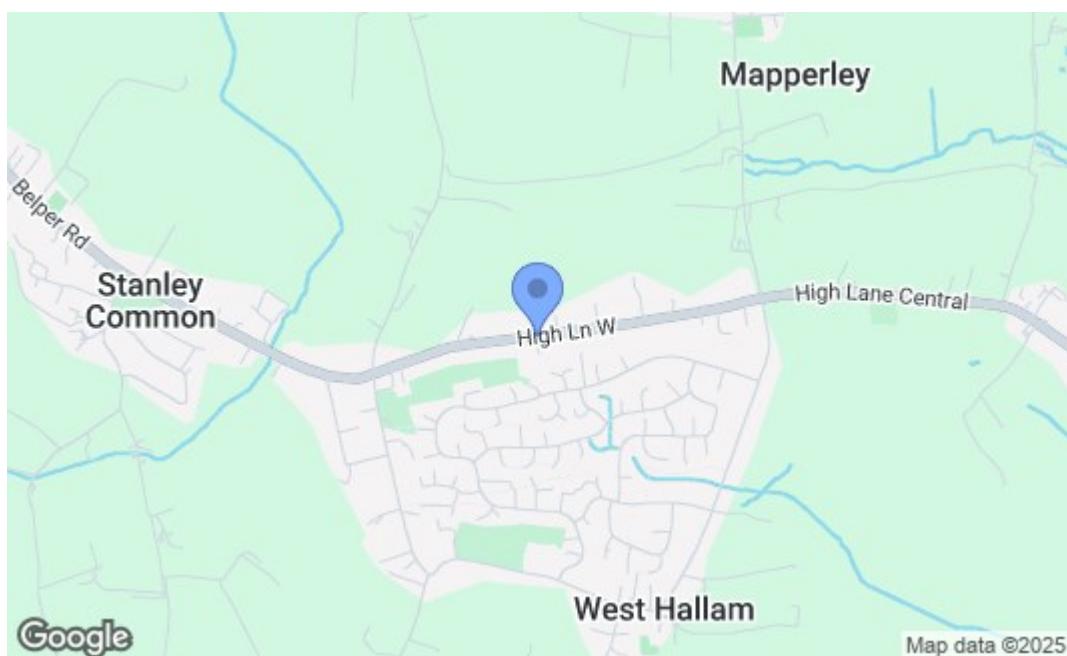
## OUTSIDE

The property is set back from the road with hedged-in boundaries enhancing privacy. There is a block paved driveway and forecourt providing parking for several vehicles. There is also an additional area of garden laid to gravel providing further off-street parking. Gated pedestrian access at the side of the house leading to the rear garden. To the rear, there is a large terraced patio area beyond the rear elevation (great for BBQing and alfresco dining in the Summer months), steps and dwarf wall lead down to the main garden which offers an expansive area laid to lawn with a pathway running through part of it. There are raised planters and a garden shed.





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 taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee can be given in respect of their condition. Prospective purchasers should make their own investigations.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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, fixture or fitting has been tested.