

CHARLES NEWTON & CO

ESTATE AGENTS & SOLICITORS

179 High Lane East

West Hallam DE7 6HZ

£225,000

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West Hallam DE7 6HZ

This charming updated two-bedroomed traditional bay fronted semi-detached house is located in the highly sought-after area of West Hallam.

The property has beenrecently refurbished and offers well-proportioned living accommodation with a bright and airy lounge with bay window, fitted kitchen/diner which overlooks the rear garden & open views. Upstairs, there are two generously sized double bedrooms and a modern bathroom.

The attractive rear garden backs onto scenic views, providing a peaceful outdoor space, with a lawned garden & driveway parking to the front. Perfect for those seeking a comfortable home in a desirable location.

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

This well-appointed home is ready to move straight into, offered to the market with no upward chain. Viewings highly recommended.

























Entrance Hall
Stairs to first floor, radiator, wooden glazed door to lounge, New carpet flooring & double glazed door to the front elevation.

Lounge
14'3" x 12'5" (4.34m x 3.78m)
Stone fire surround & hearth with electric fire, coving to ceiling, TV point, BT internet point, New carpet flooring, double glazed bay window to the front elevation & solid wooden door to kitchen/diner.

Kitchen/Diner
15'9" x 9'2" (4.80m x 2.79m)
Range of base cupboards, drawers & matching wall units, laminate worktop over, breakfast bar, stainless steel sink & drainer with mixer tap, tiled surround, plumbed for washing machine, space for free standing cooker, space for fridge, spot lights, wall mounted Baxi combi boiler (New July 2026), wood flooring, two radiators, two double glazed windows to the rear & side elevations & double glazed door to the rear garden & open views.

Pantry Cupboard
4'11" x 3'0" (1.50m x 0.91m)
Pantry cupboard with worktop & storage under, double glazed window to the side elevation & wooden flooring.

First floor Landing
Solid wooden doors off & double glazed window to the side elevation.













Bedroom One
12'4" x 11'1" (3.76m x 3.38m)
Double room with coving to ceiling, radiator, new carpet flooring, door to cupboard & double glazed window to the front elevation.

Over stairs cupboard
Storage cupboard with double glazed window to the front elevation, power point fitted for a shower if desired.

Bedroom Two
10'2" x 9'0" (3.10m x 2.74m)
Double room with loft hatch, New carpet flooring, radiator & double glazed window overlooking the pretty rear garden & open views.

Bathroom
7'0" x 6'1" (2.13m x 1.85m)
Panelled bath with mains feed shower over, folding glass shower screen, low flush WC, wash hand basin in vanity unit, fully tiled walls, vinyl flooring, radiator & frosted double glazed window to the rear elevation.

Outside

Front Garden
Lawned front garden with stocked borders, driveway to side, access to rear of property & fence boundary.

Rear Garden
A lovely rear garden with a paved patio area, Beyond the patio, formal lawn is framed by well-stocked borders filled with flowers, shrubs and greenery. The garden is enclosed by fencing and mature hedges, while open views to the rear create a pleasant sense of space and a peaceful setting. The garden further benefits from a brick built outdoor store.

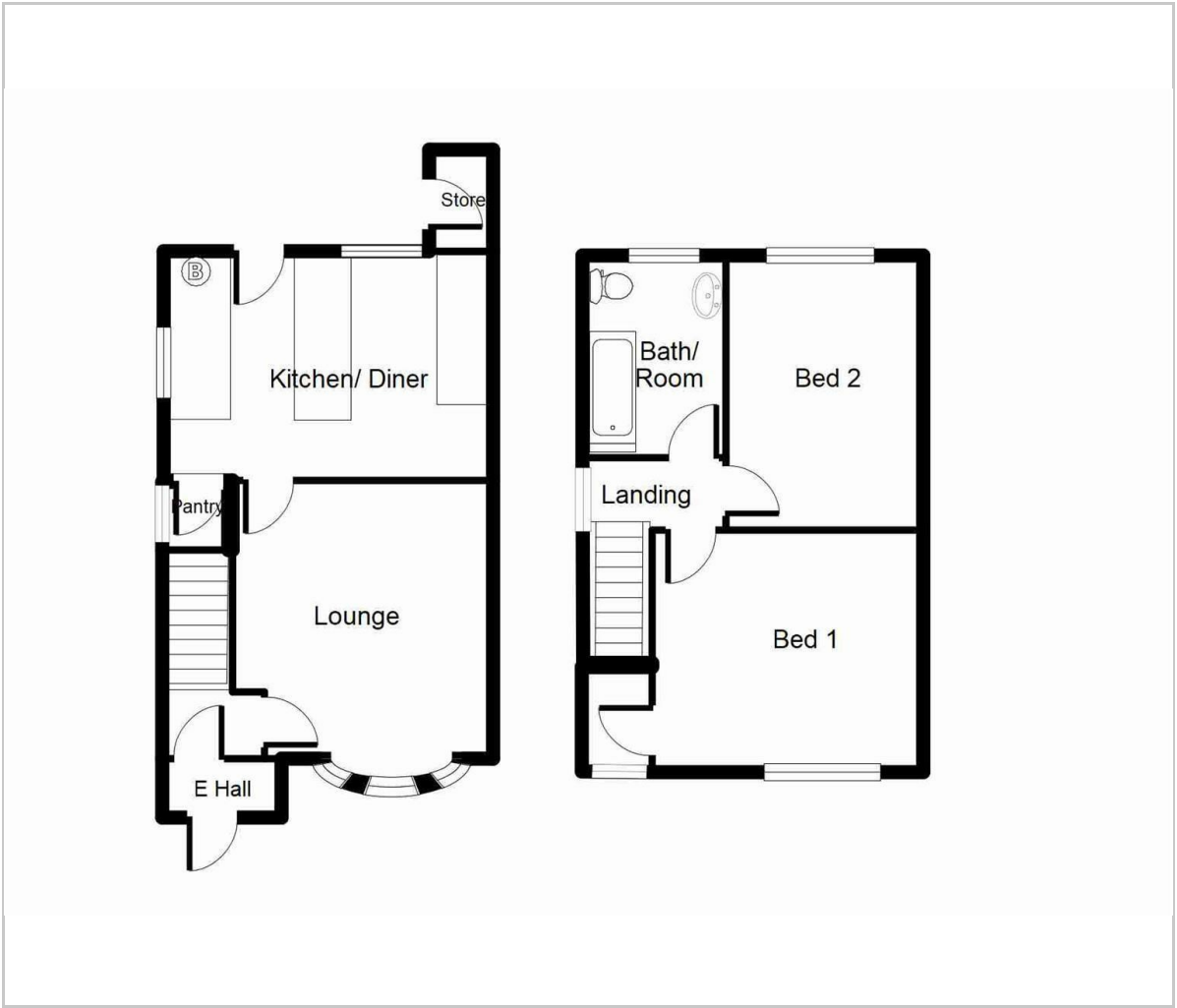




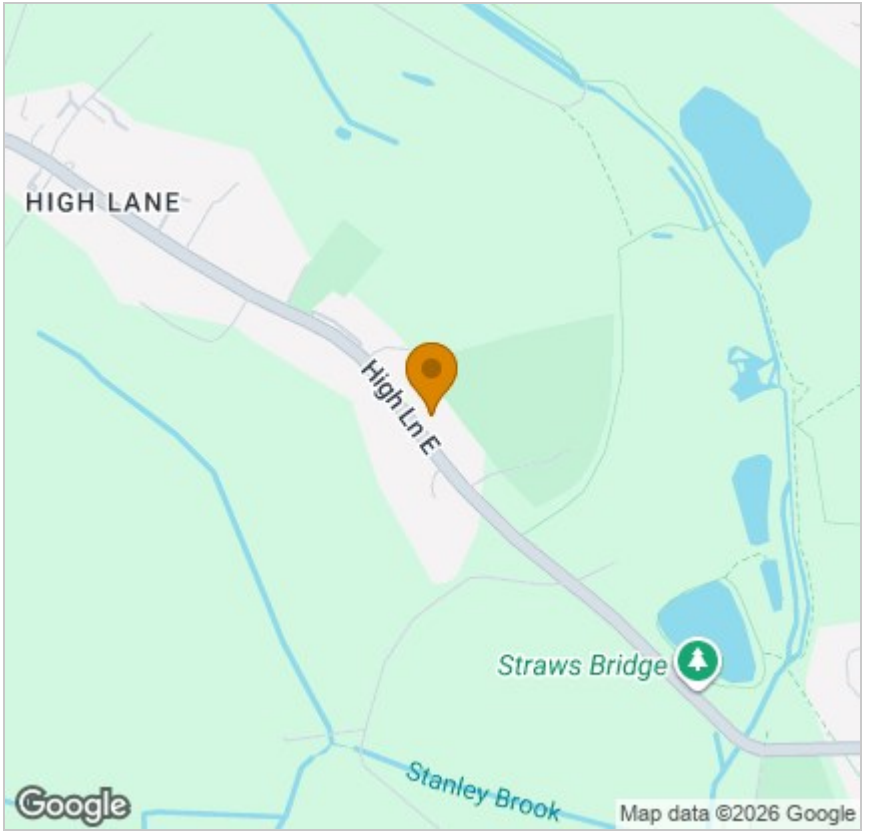




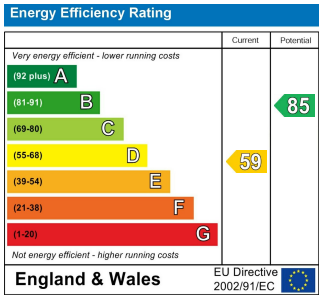
Floor Plan



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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