



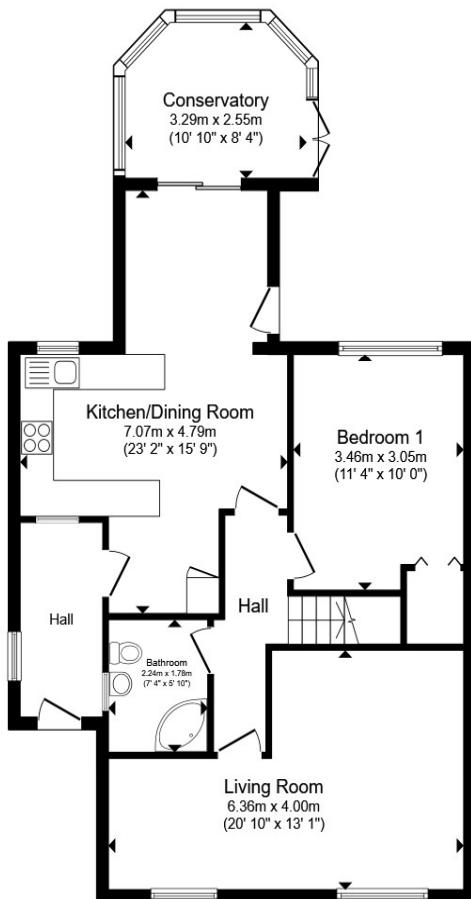
High Lane East, West Hallam, Ilkeston, DE7 6HZ

welcome to

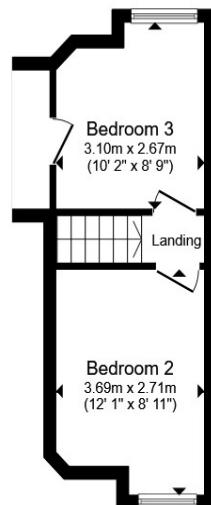
High Lane East, West Hallam Ilkeston

Chain-free dormer bungalow offering three generous bedrooms, open views front and rear, beautifully landscaped gardens and a large private driveway. Set back from the road, this attractive home provides spacious, flexible living with excellent future potential.





Ground Floor



First Floor

Total floor area 101.8 m² (1,096 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To The Front

Entrance Hallway

Kitchen/ Dining Room

25' 2" MAX x 15' 9" MAX (7.67m MAX x 4.80m MAX)

Conservatory

10' 10" MAX x 8' 4" MAX (3.30m MAX x 2.54m MAX)

Living Room

20' 10" MAX x 13' 1" MAX (6.35m MAX x 3.99m MAX)

Bedroom 1

11' 4" MAX x 10' MAX (3.45m MAX x 3.05m MAX)

Bathroom

7' 3" MAX x 5' 8" MAX (2.21m MAX x 1.73m MAX)

Bedroom 2

12' 1" MAX x 8' 11" MAX (3.68m MAX x 2.72m MAX)

Bedroom 3

10' 2" MAX x 8' 9" MAX (3.10m MAX x 2.67m MAX)

To The Rear

welcome to

High Lane East, West Hallam Ilkeston

- Chain-free dormer bungalow
- Three well-proportioned bedrooms
- Open views to both front and rear
- Spacious living room with bay windows
- Large kitchen/diner ideal for family living

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£240,000



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Offered to the market chain free, this substantial dormer bungalow presents a fantastic opportunity to acquire a versatile home with excellent scope for enhancement. Set back from the road in a peaceful yet convenient position, the property enjoys views to both the front and rear, creating a sense of space and privacy.

Located in the heart of the popular village of West Hallam, the property is within walking distance of Ilkeston and benefits from direct access to scenic walking and cycling routes, including the Nutbrook Canal. Excellent transport links by car, bus and train provide convenient travel both locally and nationwide.

The accommodation is generous throughout. A welcoming hallway leads into a spacious living room with bay windows and open views. The impressive kitchen/diner forms the heart of the home, offering ample space for family dining and entertaining, with scope for reconfiguration. The ground floor also features a well-proportioned bedroom, family bathroom and a bright conservatory.

To the first floor are two further bedrooms along with additional unused space, offering potential for further accommodation, subject to the necessary consents.

Externally, the property boasts a beautifully maintained rear garden with patio seating areas, mature planting and a high degree of privacy. To the front is an extensive private driveway providing parking for multiple vehicles, along with hardstanding suitable for a caravan or motorhome.



Please note the marker reflects the postcode not the actual property



Property Ref:
DBY121334 - 0008

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