



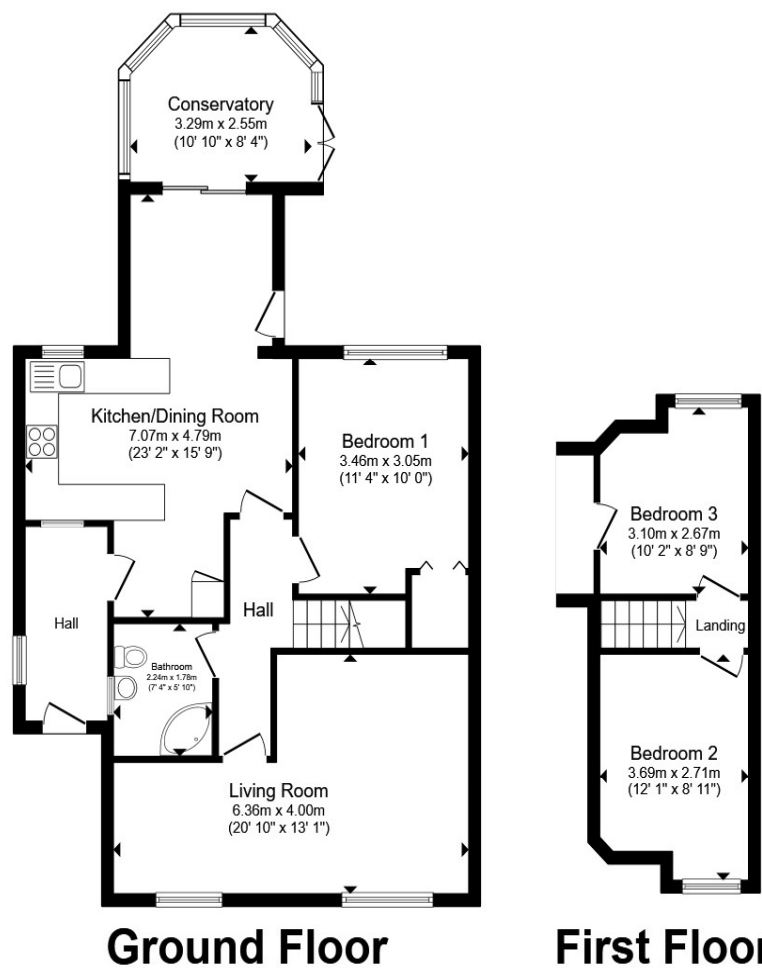
**High Lane East, West Hallam, Ilkeston, DE7 6HZ**

**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.





Total floor area 101.8 m<sup>2</sup> (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](http://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**

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

check out more properties at [bagshawsresidential.co.uk](http://bagshawsresidential.co.uk)



Property Ref:  
DBY121334 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



**01332 361308**



[Derby@bagshawsresidential.co.uk](mailto:Derby@bagshawsresidential.co.uk)



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



[bagshawsresidential.co.uk](http://bagshawsresidential.co.uk)