Robert Ellis

look no further. . .

High Lane East
West Hallam, Derbyshire DE7 6HZ

A BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE WITH PARKING & GARAGE TO THE REAR.

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Situated in the highly regarded village of West Hallam is this extended three bedroom semi detached house with parking and garage to the rear.

Set back from the road on High Lane East, the property backs onto the local cricket ground and enjoys off-street parking and a particularly private rear garden.

This well presented property benefits from gas fired central heating served from a combination boiler, double glazed windows throughout and extended to the ground floor with a lounge, separate dining room, as well as a breakfast kitchen, and rear lobby provides access to a shower room/WC.

Rising to the first floor, the landing provides access to three bedrooms, the principal with an en-suite WC and wash hand basin.

Situated in a semi-rural location, a short walk to open countryside and local nature reserve, yet far from being isolated, the property is within easy reach of schools for all ages, there is a bus stop outside and the market town centre of Ilkeston is no more than a mile away, offering a large variety of shops and facilities. Good road networks provide access to the nearby cities of Derby and Nottingham, as well as Junction 25 of the M1 motorway.

This property is ideal for first time buyers and young families. We strongly recommend an early internal viewing.

LOUNGE
15'3" x 15'10" (4.67 x 4.83)
Open staircase rising to the first floor with decorative wood spindle balustrade, radiator, double glazed window to the side and double glazed bay window to the front (with fitted blinds), uPVC double glazed side exit door, coving, media points, Adam-style fire surround with decorative insert and hearth housing a gas fire. Archway to dining room.

DINING ROOM
15'7" x 8'7" (4.77 x 2.63)
Radiator, wall light points, spotlights. Archway through to breakfast kitchen.

BREAKFAST KITCHEN
13'1" x 8'2" (4 x 2.50)
Range of fitted wall, base and drawers units with work surfacing and inset one and a half bowl stainless steel sink unit with single drainer and spray hose pull-out mixer tap. Built-in electric oven, gas hob and extractor hood over. Plumbing for washing machine and dishwasher. Glass fronted crockery cupboards, space for fridge. Double glazed window to the side (with fitted blinds). Opening to entrance lobby.

ENTRANCE LOBBY
uPVC double glazed door to the side, further door to shower room.

SHOWER ROOM
8'9" x 8'5" (2.68 x 2.58)
Incorporating a three piece suite comprising wash hand basin with vanity unit, mixer tap and storage cabinets beneath, push flush WC, shower cubicle with electric shower and glass screen. Cupboard housing gas fired combination boiler (for central heating and hot water). Double glazed window to the rear (with fitted blinds), partially tiled walls, chrome ladder towel radiator, bathroom cabinet.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted blinds), radiator. Doors to bedrooms.

BEDROOM ONE
12'5" x 10'7" (3.80 x 3.25)
Built-in wardrobes and cupboard over the stairs, double glazed window to the front (with fitted blinds). Door to en-suite.

EN-SUITE WC
Incorporating a two piece suite comprising wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Chrome ladder towel rail, double glazed window (with fitted blinds), tiled splashbacks.

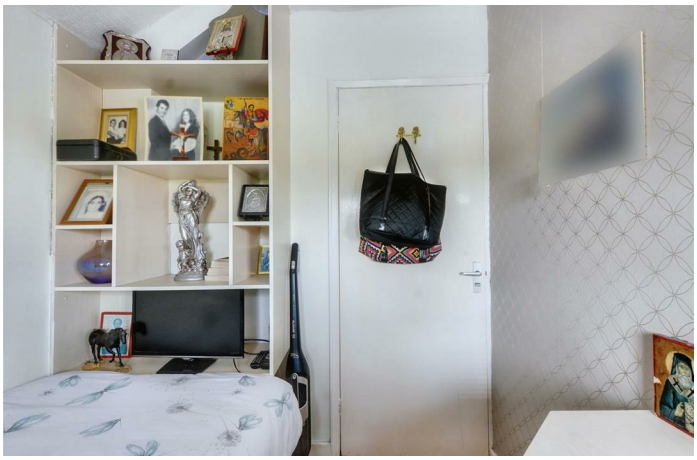
BEDROOM TWO
10'9" x 12'4" (3.30 x 3.76)
Loft hatch with loft ladders, radiator, double glazed window to the rear (with fitted blinds), fitted wardrobes.

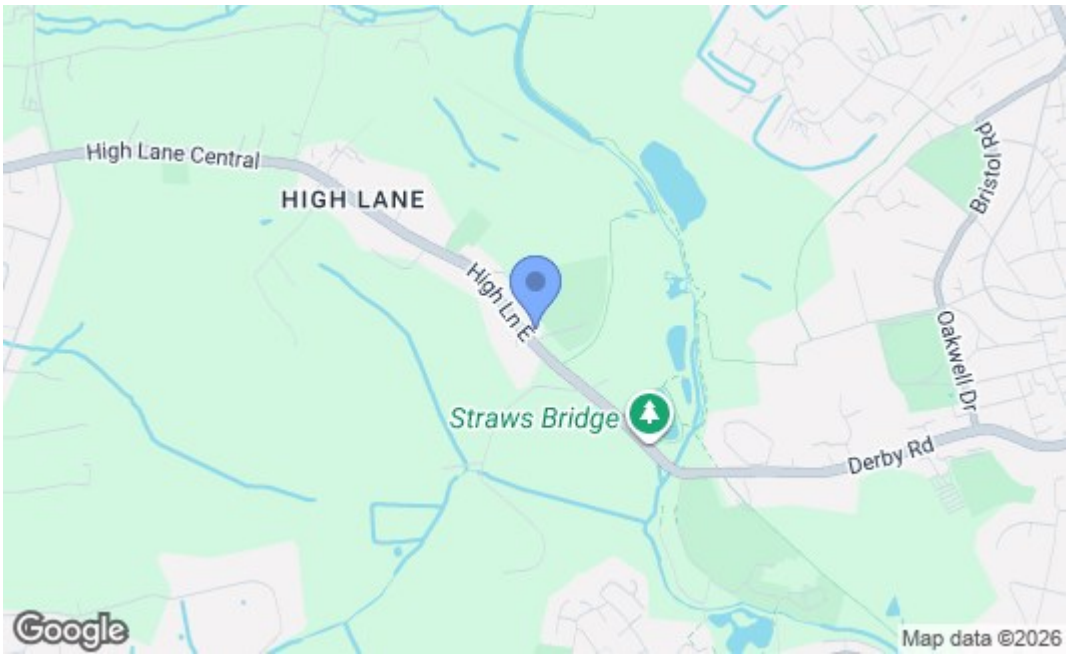
BEDROOM THREE
7'11" x 6'5" (2.42 x 1.96)
Radiator, double glazed window to the rear (with fitted blinds).

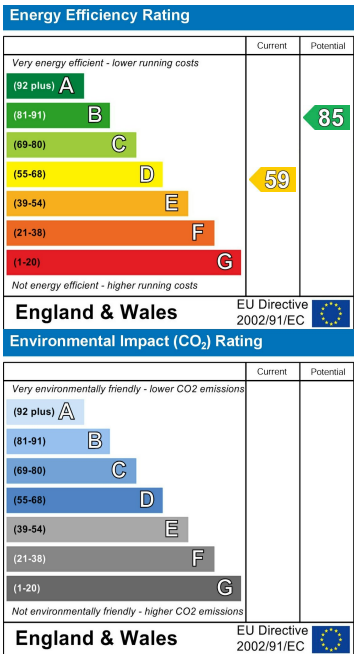
OUTSIDE
The property is set back from the road with a hedged-in front garden, gated driveway providing off-street parking for two vehicles. There is a shared driveway leading down the right hand side of the property which gives access to the side entrance door and beyond to the garden and garage. The rear garden is enclosed and offers a degree of privacy, generous patio area (ideal for entertaining), hedged and fenced in for security, backing onto the local cricket ground.

GARAGE
17'7" x 10'5" (5.38 x 3.18)
Up and over door to the front, power and lighting points.

DIRECTIONS
Upon leading Ilkeston, head into West Hallam, passing the entrance to Straw's Bridge. The property can be found a little further along on the right hand side, set back from the road.







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, equipment, fixture or fitting has been tested.

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