Robert Ellis

look no further. . .

High Lane West
West Hallam, Derbyshire DE7 6HQ

AN EXTENDED & SPACIOUS THREE BEDROOM DOUBLE FRONTED DETACHED FAMILY HOUSE.

£499,995 Freehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTENDED, SPACIOUS DOUBLE FRONTED THREE BEDROOM DETACHED FAMILY HOUSE SET BACK FROM THE ROAD OFFERING AMPLE PARKING, GARAGE, AS WELL AS A GENEROUS REAR GARDEN.

The property boasts accommodation over two floors, the ground floor comprising a welcoming entrance hallway with useful understairs storage space, spacious living room, office/garden room, dining room, WC, breakfast dining kitchen and utility room. The first floor landing then provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, house alarm, ample off-street parking, garage with electric door, power, lighting and its own loft space, as well as a generous south-facing family sized garden to the rear incorporating a good size garden building situated towards the foot of the plot.

The property offers easy access to nearby amenities in Ilkeston town centre. There is also easy access to a vast array of nearby transport links including Ilkeston train station, whilst also being on the doorstep to ample outdoor countryside.

There is easy access to schooling for all ages nearby and for those needing to commute, there is easy access to motorway junctions, as well as local A roads to and from the surrounding area.

The property offers so much potential, subject to relevant permissions and approvals, and would make an ideal long term family home. We highly recommend an internal viewing.

RECEPTION HALL
18'0" x 10'11" (5.51 x 3.34)
Hardwood framed double glazed stained glass front entrance door with double glazed windows to either side of the door, coving, turning staircase rising to the first floor with decorative wood spindle balustrade, radiator. Doors provide access to the living room, dining room, kitchen and ground floor WC. There is a useful storage cupboard housing the meters.

LIVING ROOM
21'0" x 11'6" (6.42 x 3.52)
Double glazed bay window to the front with stained glass top panels, two radiators, coving, wall light points, central chimney breast incorporating a decorative Adam-style fire surround with tiled hearth and exposed brick inset. Georgian-style double doors with matching windows either side, opening out to office/garden room.

SUNROOM/GARDEN ROOM/OFFICE
11'3" x 8'7" (3.43 x 2.63)
Sliding double glazed patio doors opening out to the rear garden patio area, additional double glazed window to the left hand side, radiator, coving, wall light points, router point.

DINING ROOM
14'0" x 13'10" (4.29 x 4.23)
Hardwood double glazed French doors opening out to the rear garden set within a base, two radiators either side, decorative coving, picture rail and ceiling rose, wall light points, chimney breast incorporating Adam-style fire surround with decorative tiled insert and hearth housing a coal effect fire.

WC
7'3" x 5'0" (2.23 x 1.53)
A modern white two piece suite comprising push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Decorative panelling to dado height, radiator, window to the front, tiled flooring, coving, extractor fan.

DINING KITCHEN
22'3" x 11'5" (6.80 x 3.48)
Split into two halves with an initial kitchen area comprising a hand crafted range of matching base and wall storage cupboards and drawers, with solid granite work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap, Rangemaster 5 burner + hotplate gas cooker (included) with tiled splashbacks and extractor hood over set within an exposed and decorative central chimney breast style brickwork with decorative soldier bricks, in-built spice rack, glass fronted crockery cupboards, built-in microwave, integrated fridge and separate freezer, integrated dishwasher, radiator, tiled floor, spotlights, coving to the ceiling. The kitchen then opens out into the dining area where there is ample space for dining table and chairs, a continuation of the tiled floor leading through from the kitchen, panelling to dado height, double glazed window to the rear, stable-style door leading out into the rear garden, as well as a further door leading through to the utility room.

UTILITY ROOM
10'11" x 8'0" (3.35 x 2.45)
Housing a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap, decorative tiled splashbacks, plumbing and space for under-counter kitchen appliances such as washing machine and tumble dryer, wall mounted "Vaillant" gas fired combination boiler for central heating and hot water purposes. Tiled flooring which continues through from the kitchen, radiator, double glazed window to the rear, Georgian-style panel and glazed door leading out into the rear garden.

FIRST FLOOR LANDING
Decorative wood spindle balustrade leading from the entrance hall and turning staircase, double glazed window to the front (with fitted blinds), picture rail, doors to all bedrooms and bathroom. Loft access point to an insulated loft space.

BEDROOM ONE
27'11" max x 11'2" (8.51 max x 3.42)
Bright and airy dual aspect room with double glazed windows to front (with fitted blinds) and rear, coving, wall light points, two radiators to either side of the room, as well as a range of (included) bedroom furniture comprising wardrobes, drawers and bedside cabinets.

BEDROOM TWO
11'5" x 11'5" (3.50 x 3.49)
Double glazed window to the rear overlooking the rear garden, radiator, coving, picture rail.

BEDROOM THREE
11'5" x 8'6" (3.50 x 2.60)
Double glazed window to the rear overlooking the rear garden, radiator, coving.

BATHROOM
8'10" x 7'3" (2.70 x 2.22)
Three piece suite comprising spa bath with glass screen and shower attachment over, low flush WC, wash hand basin. Double glazed windows to both the front (with fitted blinds) and side, coving, spotlights, partial tiling to the walls, Victorian-style radiator with towel rail attachment, range of fitted bathroom furniture including two corner storage cupboards, wall mounted shelving, wall light points, shaver point.

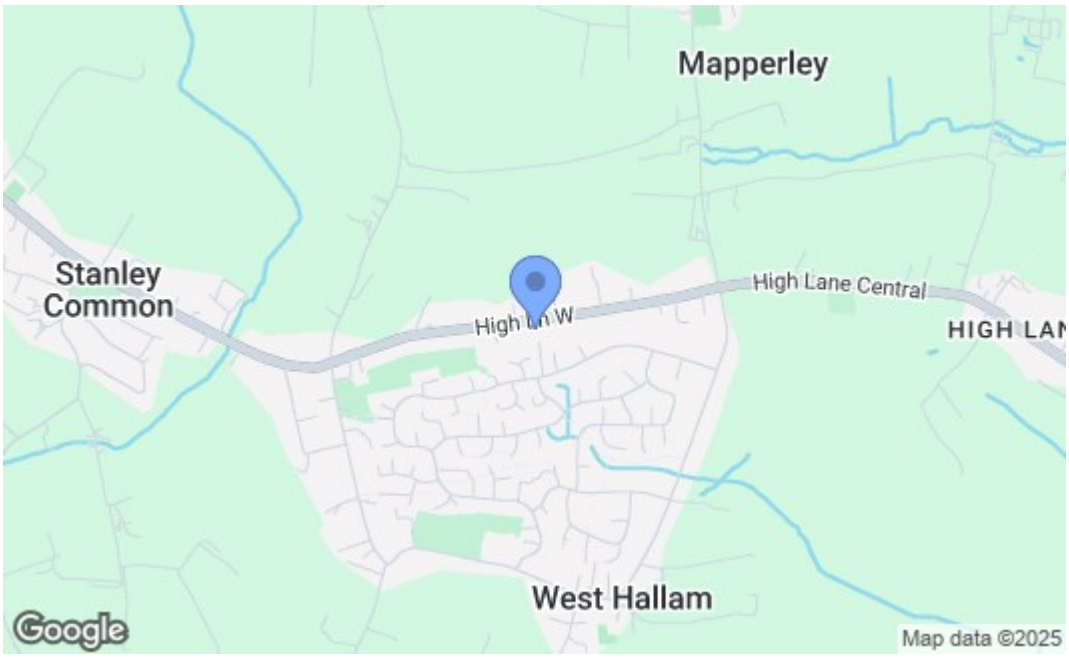
OUTSIDE
To the front of the property there is a lowered kerb entry point from the main road leading to a curved and spacious block paved driveway providing off-street parking for several vehicles with brick wall to the front boundary line. The front garden benefits from a shaped garden lawn with an array of planted bushes and shrubbery to the boundary line. The block paving then provides access to the front entrance door, as well as the garage front via an electronically operated garage door. Pedestrian access takes you to the rear garden.

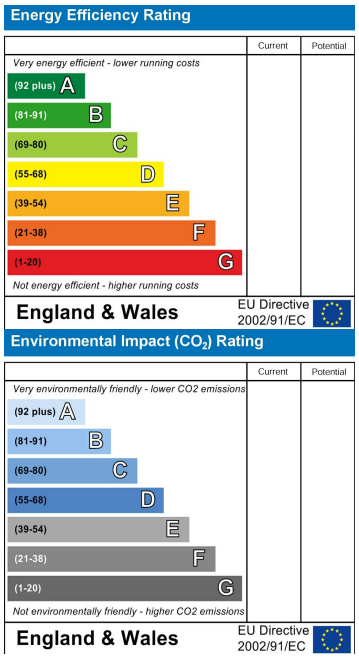
TO THE REAR
The south-facing rear garden is of a good overall proportion being on a generous and overall level plot with an initial double shaped patio area (ideal for entertaining) with shaped retaining wall and coping stones. The garden then leads down onto an initial shaped garden lawn with an array of planted borders housing specimen bushes, shrubs, trees and conifers to the boundary line. A paved pathway and stepping stones takes you past a central planted flowerbed and rockery housing a variety of bushes and shrubbery. There is a detached garden building to right hand side and a pedestrian gate takes you to the rear part of the garden. The rear part of the garden is predominantly lawned. Double gated pedestrian access leading down the side of the house via a continuation of the block paving from the front. Pedestrian access down both sides of the house. Outside lighting point and water tap. The foot of the plot consists of a good size raised patio area. The rear part of the garden is predominantly lawned with a central greenhouse screened by hedgerows and picket fencing to the boundary line. Concrete base where an old garage once stood many years ago. Further patio area to the rear of this garage base. Old remnants of a historic driveway which used to provide access leading down the side of the house (now blocked off by the extension of the utility room) so now a footpath leading from the utility room down to the foot of the garden plot.

GARAGE
20'7" x 8'3" (6.28 x 2.52)
Electrically operated garage door to the front, power and lighting points, personal access door leading back through to the utility room to the rear and its own garage loft space.

DIRECTIONS
Leave Ilkeston and proceed in the direction of West Hallam, passing Straw's Bridge on the right hand side. Continue to join High Lane West. The property can be found on the left hand side, set back from the road, identified by our For Sale board.

DETACHED GARDEN BUILDING
20'7" x 7'0" (6.28 x 2.15)
In need of general TLC, potential power and lighting (subject to the testing and re-connection of the cabling), has its own breaker box, lighting points and power sockets. The room would make an ideal outside garden office, bar or playroom with the potential for double doors and windows are currently in place to both the side and rear.





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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