Robert Ellis

*look no further. . .*

High Lane West
West Hallam, Ilkeston DE7 6HP

TRADITIONAL, EXTENDED, FOUR BEDROOM DETACHED FAMILY HOME

**£375,000 Freehold**

SET BACK FROM THE ROAD IS THIS TRADITIONAL, EXTENDED, FOUR BEDROOM DETACHED FAMILY HOME.

Situated on a generous garden plot of approximately 0.16 of an acre, with a forecourt providing parking for over six vehicles and mature landscaped rear gardens offering a degree of privacy with lawns, shrubs and a large workshop/garden shed at the foot of the plot. Situated in this highly regarded Derbyshire village with a great local community and good transport links to the neighbouring town of Ilkeston, the cities of Derby and Nottingham are within easy reach. For those who like the outdoors, there are many countryside walks on the doorstep including Shipley Country Park.

The property benefits from gas fired central heating and double glazing and comprises an entrance hall, lounge with log burner, separate dining room and 'L' shaped breakfast kitchen, beyond which is a lobby providing access to a useful cloakroom/w.c. and utility closet. Rising to the first floor the landing provides access to three of the bedrooms, the master with en suite shower room and the family bathroom is also located on this floor. Rising to the second floor is a double bedroom with dormer windows enjoying views over the garden and surrounding area to the rear.

Vacant and offered for sale with no chain, this property offers fantastic long-term potential for growing families and due to the ever popular nature of this house type and location, we strongly recommend an early internal viewing to avoid disappointment.

## ENTRANCE HALL
Double glazed front entrance door and stairs to the first floor.

## LOUNGE
15'0" x 11'11" (4.58 x 3.64)
Chimney breast with inset cast iron multi-fuel burner, radiator and double glazed bay window to the front.

## DINING ROOM
16'4" x 10'11" (5 x 3.34)
Radiator, double glazed window and door to rear.

## BREAKFAST KITCHEN
15'9" x 15'11" reducing to 7'11" (4.81 x 4.87 reducing to 2.43)
Incorporating a range of modern fitted wall, base and drawer units with timber edged work surfacing and inset 1½ bowl sink unit with single drainer. 'Rangemaster' gas/electric range. Integrated dishwasher, fridge and freezer. Double glazed windows.

## REAR LOBBY
Double glazed window and access to utility closet and side exit door.

## UTILITY CLOSET
Housing Baxi Platinum gas boiler (for central heating and hot water,) plumbing for washing machine and tumble dryer vent.

## CLOAKROOM/W.C.
Incorporating a two piece suite comprising wash hand basin and low flush w.c.

## FIRST FLOOR LANDING
Staircase leading to second floor and doors to bedrooms and bathroom.

## BEDROOM 1
14'9" (to wardrobes) x 10'9" (4.52 (to wardrobes) x 3.3)
Fitted wardrobes and drawers. Radiator, double glazed windows to the rear and door to en suite.

## EN SUITE
Incorporating a three piece suite comprising wash hand basin, low flush w.c. and shower cubicle with electric shower and tiled splashbacks.

## BEDROOM 2
13'0" x 11'10" (less wardrobes) (3.97 x 3.61 (less wardrobes))
Fitted wardrobes to one wall, radiator and double glazed window to the front.

## BEDROOM 3
10'5" x 11'0" (3.18 x 3.37)
Fitted wardrobe, radiator and double glazed window to the rear.

## FAMILY BATHROOM
Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush w.c. and panel bath with electric shower over. Fully tiled walls and double glazed window.

## SECOND FLOOR LANDING
Access to bedroom 4

## BEDROOM 4
16'4" x 15'3" (overall) (5 x 4.67 (overall))
Access to storage area and double glazed dormer windows to the rear.

## OUTSIDE
The property is set back from the road with a generous forecourt to the front, finished in block paving and providing parking for at least six vehicles. Fenced to both sides with deep beds to one side and additional bedding to the front, there is currently a lean-to store to one side of the property and gated pedestrian access leading to the rear garden. The rear garden is enclosed and of a generous size with patio giving way to expansive lawns, inset with a variety of ornamental trees and shrubs. At the foot of the plot is a large timber constructed workshop/garden shed.

## DIRECTIONAL NOTE
From Ilkeston, proceed towards West Hallam on the A609. On entering the village, pass the 'Bottle Kiln' on the left hand side and shortly after the property can be found on the left hand side identified by our For Sale Board.

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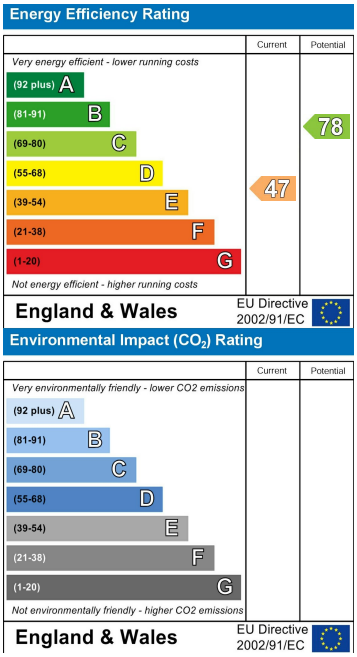


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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