Robert Ellis

look no further. . .







Henley Way
West Hallam, Derbyshire DE7 6LU

A THREE BEDROOM DETACHED FAMILY HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£250,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SPACIOUS AND ADAPTED THREE BEDROOM DETACHED FAMILY HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN. POSITIONED WITH THIS POPULAR AND SOUGHT AFTER DERBYSHIRE VILLAGE LOCATION.

With accommodation over two floors, (92 square metres) the ground floor comprises entrance lobby, family room/playroom, living room, dining area, kitchen and utility space. The first floor landing provides access to three bedrooms and bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking and an enclosed easy to maintain garden to the rear.

The property is located within this popular Derbyshire village which offers a range of village amenities and a popular village school, as well as easy access to nearby Ilkeston town centre which offers a variety of national and independent retailers, good transport links (including Ilkeston train station) and an array of outdoor space and walking routes nearby.

We believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.





ENTRANCE LOBBY
4'11" x 2'10" (1.50 x 0.87)
uPVC panel and stained glass double glazed front entrance door, useful cloaks/meter storage cupboard, coving. Doors leading through to the living room and the family room/playroom.

LIVING ROOM
14'3" x 10'9" (4.36 x 3.30)
Double glazed window to the front (with fitted blinds), media points, coving, staircase rising to the first floor, opening through to the dining area, central chimney breast incorporating an inset log effect fire.

FAMILY ROOM/PLAYROOM
14'11" x 8'2" (4.57 x 2.50)
Double glazed window to the front (with fitted blinds), radiator, coving. Door leading from the entrance hall.

DINING AREA
10'9" x 8'8" (3.29 x 2.66)
Double glazed window to the rear (with fitted blinds), radiator, coving and opening back through to the living room.

KITCHEN
11'8" x 8'2" (3.57 x 2.51)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating a one and half bowl sink unit with draining board, swan-neck mixer tap and tiled splashbacks. Fitted four ring hob with extractor over and oven beneath. Plumbing space for washing machine and dishwasher, tiled floor, useful storage cupboard, radiator, uPVC panel and double glazed exit door to outside, double glazed window to the rear, opening through to the utility area.

UTILITY AREA
6'6" x 2'3" (2.00 x 0.70)
Space for full height fridge/freezer, fitted shelving, power, lighting and tiled floor.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Radiator, useful storage cupboard and loft access point to a partially boarded, insulated loft space via pull-down loft ladder.

BEDROOM ONE
14'4" x 11'0" (4.38 x 3.36)
Double glazed window to the rear overlooking the rear garden, floor to ceiling wardrobes, useful fitted storage cupboard, radiator.

BEDROOM TWO
11'1" x 8'7" (3.39 x 2.63)
Double glazed window to the front (with fitted blinds), radiator, built-in wardrobes.

BEDROOM THREE
8'4" x 8'2" (2.55 x 2.51)
Double glazed window to the front (with fitted blinds), radiator.

BATHROOM
8'2" x 8'1" (2.49 x 2.47)
A modern and recently replaced three piece suite comprising "P" shaped bathtub with glass screen and dual attachment mains shower over, wash hand basin with mixer tap and storage drawers beneath, hidden cistern push flush WC. Decorative tiles to the floor and walls, double glazed window to the rear, ladder style towel radiator, boiler cupboard housing the gas fired combination boiler for central heating and hot water.

OUTSIDE
To the front, there is a lowered kerb entry point to a double width tarmac driveway with decorative block paved edging providing off-street parking, brick retaining wall and block paved pathway providing access to the front entrance door and pedestrian access leading down the side of to the property to the rear garden.

TO THE REAR
The rear garden is enclosed by timber fencing with concrete posts and gravel boards, designed for straightforward maintenance, shaped block paved patio seating area (ideal for entertaining), well stocked and planted flowerbeds and borders housing a variety of bushes, shrubs, trees and plants. External lighting point.





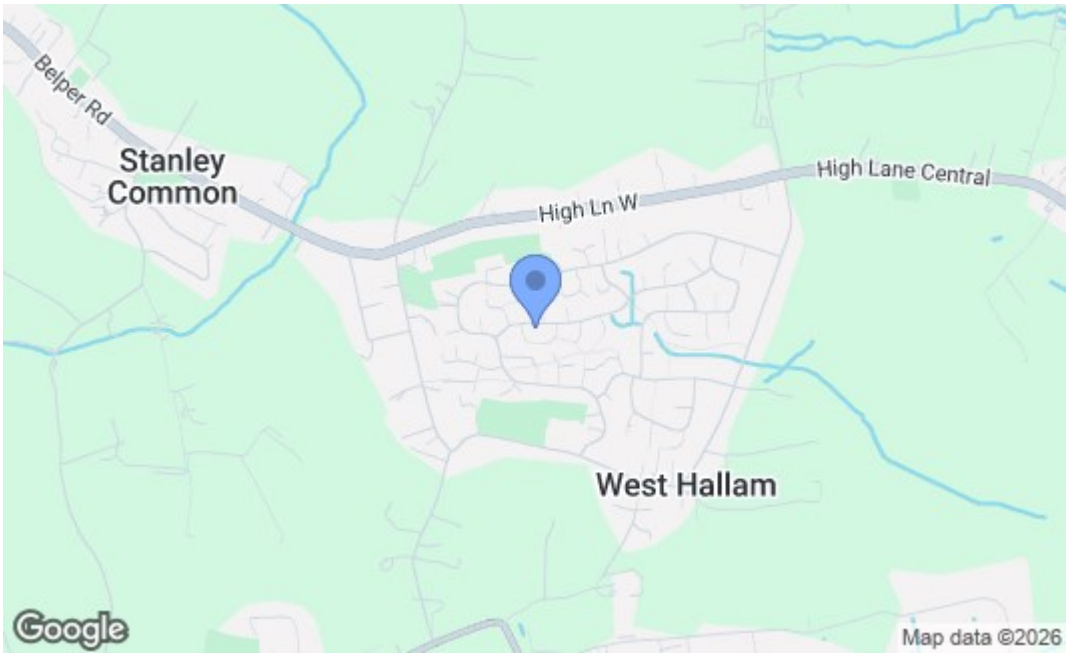


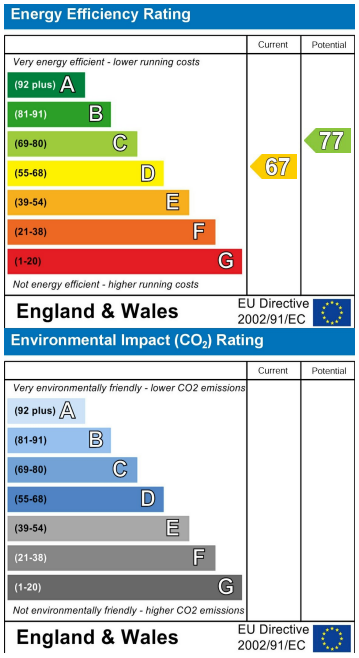












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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