Robert Ellis

*look no further. . .*

High Lane East
West Hallam, Derbyshire DE7 6HW

**£645,000 Freehold**

AN INDIVIDUALLY DESIGNED AND BUILT FIVE BEDROOM PLUS STUDY FOUR BATHROOM DETACHED FAMILY HOUSE SITUATED WITHIN THIS DESIRABLE VILLAGE LOCATION.

ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET THIS INDIVIDUALLY DESIGNED AND LOCALLY BUILT FIVE BEDROOM PLUS STUDY FOUR BATHROOM DETACHED FAMILY HOUSE CONSTRUCTED APPROXIMATELY 10 YEARS AGO POSITIONED WITHIN THIS DESIRABLE DERBYSHIRE VILLAGE LOCATION.

With individual bespoke brickwork, in ready to move into condition, with the flexibility of accommodation over three floors, making an ideal long term family home.

Benefits include gas fired central heating, double glazing, off-street parking, integral garage, generous gardens and fantastic far reaching views to the rear. The property's square footage is just shy of 2500sqft and sits on a plot which is approximately one fifth of an acre.

With flexible and adaptable accommodation over three floors with washing facilities on each level, the accommodation comprises a spacious entrance hallway, front sitting/family room, rear living room, breakfast dining kitchen with separate utility room and shower room to the ground floor. The first floor landing provides access to the principal bedroom suite with dressing area and en-suite, three further bedrooms and family bathroom where a staircase then provides access to the top floor where a further bedroom, study and bathroom can be found.

As previously mentioned, the property is located within this desirable Derbyshire Village location with easy access to ample outdoor countryside, yet retaining great transport links to the surrounding area, including Ilkeston which offers a wide variety of national and independent retailers and shopping facilities.

There is also easy access to a vast array of nearby schooling, both public and private. There are good road networks nearby, including the motorway junction, tram lines and train station within Ilkeston.

Due to the flexibility and size of accommodation on offer, we believe the property would make an ideal long term family home and we highly encourage an internal viewing.

## ENTRANCE HALL
21'1" x 6'9" (6.44 x 2.07)
Composite and double glazed front entrance door with double glazed windows surround the door with etched-in door number, staircase rising to the first floor with decorative open spindle balustrade, useful understairs storage space. Doors to front family room, rear living room, breakfast dining kitchen, shower room and personal access door to the garage. Wall mounted thermostat, alarm control box, radiator. Herringbone flooring.

## FRONT FAMILY ROOM/SITTING ROOM
13'5" x 11'1" (4.09 x 3.40)
Double glazed window to the front (with fitted blinds), radiator, media points.

## LIVING ROOM
20'5" x 13'1" (6.24 x 4.00)
Double glazed French doors opening out to the rear garden with double glazed windows to either side of the door, feature decorative brick chimney breast with tiled hearth incorporating a wood and log burning stove. Radiator, media points, wall light points.

## FAMILY DINING BREAKFAST KITCHEN
20'6" x 13'7" (6.26 x 4.15)
The kitchen area comprises a matching range of fitted base and wall storage cupboards with granite worktops incorporating one and a half bowl sink unit with inset drainer and swan-neck mixer tap, space for a range cooker with extractor canopy over, in-built Neff eye level microwave, integrated dishwasher, double glazed window to the side with fitted window shutters, spotlights, tiled floor. Opening through to the dining area where there is ample space for dining table and chairs, continuation of the tile flooring, radiator, two Velux roof windows, wall light points, TV socket, double glazed French doors opening out to the rear garden patio with double glazed windows to either side of the doors. Door to utility room from within the kitchen area.

## UTILITY ROOM
12'0" x 5'7" (3.67 x 1.71)
Equipped with a matching to kitchen range of fitted base and wall storage cupboards with granite-effect roll top work surfaces incorporating one and a half bowl sink unit with draining board and swan-neck mixer tap. Decorative tile splashbacks, plumbing for washing machine and tumble dryer, matching to the kitchen tiled floor, radiator, spotlights, extractor fan, uPVC panel and double glazed side exit door to outside with double glazed window to the side of the door.

## GROUND FLOOR SHOWER ROOM
7'2" x 4'7" (2.19 x 1.40)
Walk-in shower cubicle with tiled walls and floor, mains shower, floating wash hand basin with mixer tap, push flush WC. Decorative tiled shelf, decorative chrome ladder towel radiator, spotlights, extractor fan.

## FIRST FLOOR LANDING
Feature double glazed window to the front, radiator, open spindle decorative balustrade, doors to all first floor rooms, further staircase rising to the top floor.

## PRINCIPAL BEDROOM
13'6" x 13'1" (4.14 x 4.00)
Double glazed French doors to the rear with double glazed windows either side to a Juliet-style balcony with decorative staining steel balustrade certainly making the most of the fantastic far reaching views beyond and of the rear garden. The bedroom area has a radiator and opens out to the dressing area.

## DRESSING AREA
11'0" x 9'3" (3.36 x 2.84)
Fitted to one wall sliding door wardrobes with shelving and hanging space, radiator, opening through to the bedroom area, door to en-suite and fitted double-style wardrobe (one half containing the water cylinder).

## EN-SUITE
8'11" x 5'2" (2.72 x 1.60)
Three piece suite comprising tiled and enclosed shower cubicle with sliding glass shower door/screen with mains Drench shower, wash hand basin with mixer tap, push flush WC. Wall and floor tiling, double glazed window to the side, extractor fan, spotlights, wall mounted bathroom cabinet.

## BACK BEDROOM
13'7" to wardrobes x 11'4" (4.16 to wardrobes x 3.47)
Double glazed window to the rear (with fitted Roman blind) making the most of the rear garden view and countryside beyond, radiator, fully fitted wardrobes to one wall containing shelving, hanging space and drawers.

## FRONT DOUBLE BEDROOM
13'0" x 11'4" (3.97 x 3.47)
Double glazed window to the front, radiator, fully fitted to one wall wardrobes with hanging rail, shelving and drawers.

## SINGLE BEDROOM FRONT
9'4" x 8'11" (2.86 x 2.74)
Double glazed window to the front, radiator.

## BATHROOM
8'9" x 8'1" (2.69 x 2.48)
Five piece suite comprising separate tiled and enclosed shower cubicle with glass shower screen/door with mains shower, panel bath with mixer tap, wash hand basin with mixer tap, push flush WC, bidet. Tiling to the walls and floor, chrome ladder towel radiator, wall mounted bathroom cabinet, radiator, double glazed window to the side, spotlights, extractor fan.

## TOP FLOOR LANDING
Useful eaves boarded storage space, doors to top floor bedroom and study. Useful deep walk-in storage room with loft access point.

## TOP FLOOR BEDROOM
12'7" x 11'5" (3.84 x 3.49)
Velux roof windows to the front and rear, radiator, useful boarded-out eaves storage space.

## STUDY
8'3" x 4'7" (2.54 x 1.42)
Two Velux roof windows to the rear, door to bathroom.

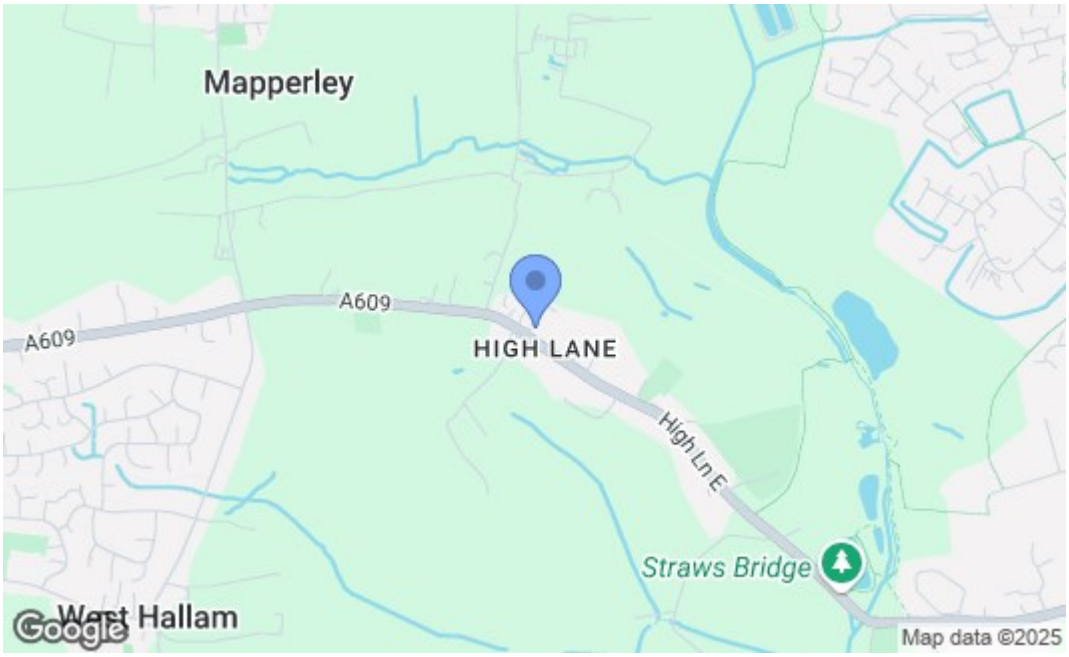
## TOP FLOOR BATHROOM
8'7" x 6'5" (2.62 x 1.98)
Three piece suite comprising panel bath with glass shower screen, mixer tap, mains shower over, wash hand basin with mixer tap, push flush WC. Tiling to the walls and floor, double glazed window to the side, spotlights, extractor fan, chrome ladder towel radiator, mirror fronted bathroom cabinet.

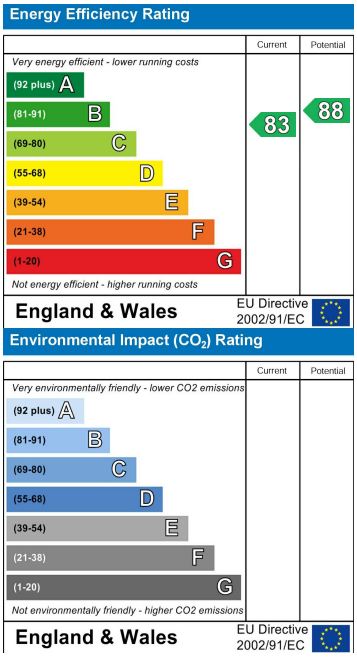
## GARAGE
18'10" x 8'9" (5.75 x 2.68)
Electrically operated garage door to the front, power and lighting points.

## OUTSIDE
To the front of the property there is a lowered kerb entry point to a spacious block paved driveway providing off-street parking for several cars and vehicles with decorative brick wall to the boundary line and hedgerow. The block paving then provides access to the integral garage via electrically operated garage door and continues to the front entrance door.

## TO THE REAR
There is a good size extensive block paved patio seating area (ideal for entertaining) which stretches the full width of the plot. The block paving then leads out to a decked entertaining space with covered pagoda and then onto a generous "L" shape lawned garden (ideal for families) being enclosed by both fencing and hedgerows to the boundary line. The rear hedgerow is purposely left at a certain height to make the most of the fantastic views beyond. To the foot of the plot there is a timber storage shed/summerhouse. Within the garden there is an external water tap, lighting point and pedestrian access back to the front.

## DIRECTIONAL NOTE
Upon leaving Ilkeston from the main roundabout, continue along Derby Road heading through to West Hallam. Continue past the entrance to Straw's Bridge onto High Lane East and the property can be found on the right hand side, identified by our For Sale board.




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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