



High Lane East  
West Hallam, Ilkeston DE7 6HW

**£425,000 Freehold**

THREE BEDROOM DETACHED  
BUNGALOW, SITTING ON A LARGE  
GARDEN PLOT OF JUST UNDER ¼ ACRE



A KERBSIDE GLANCE IS NOT NEARLY ENOUGH TO FULLY APPRECIATE THIS SUBSTANTIAL THREE BEDROOM DETACHED BUNGALOW, THAT SITS ON A LARGE GARDEN PLOT OF JUST UNDER ¼ ACRE.

Situated in the sought after Derbyshire village of West Hallam this single storey residence occupies a level garden plot of 0.22 of an acre, the rear gardens backing onto open fields, used as paddocks, beyond which is Shipley Country Park. Set back from the road with parking for at least five, if not more, vehicles with space for such things as a motorhome, caravan etc. There is a carport at the side and the attractively landscaped rear gardens house a large purpose built block and rendered workshop. Well cared for by the current owner and of course benefiting from central heating and double glazing, the versatile accommodation comprises a central hallway providing access to the three bedrooms and glazing double doors leading to a dining kitchen with modern units. This give access to a useful and generous utility space with cloaks/w.c. An inner hallway off the kitchen also gives access to a large and modern shower room/w.c., the living room with UPVC double glazed conservatory beyond, enjoying aspects over the rear garden.

West Hallam has a great local community with local shops and facilities within the village centre itself, as well as an arts and craft, The Bottle Kiln and direct access to Shipley Park. There are good transport links to the neighbouring town of Ilkeston and the cities of Derby and Nottingham are within easy reach.

Offered for sale with a completed upward chain, this versatile, family size bungalow really must be viewed to be appreciated.



## CENTRAL HALLWAY

12'0" x 5'4" (3.67 x 1.64)

UPVC double glazed front entrance door, radiator, hatch and ladder to partially boarded loft, doors to bedrooms and glazed double doors to dining kitchen.

## BEDROOM 1

12'0" x 9'10" (to wardrobes) (3.66 x 3 (to wardrobes))

Fitted wardrobes to one wall, radiator and double glazed window to the front.

## BEDROOM 2

11'11" x 11'10" (3.65 x 3.62)

Previously used as a sitting room and now as a double bedroom with gas fire incorporating Adam style surround, radiator and double glazed window to the front.

## BEDROOM 3

11'10" x 8'3" (3.62 x 2.52)

Radiator and double glazed window to the side.

## DINING KITCHEN

17'8" x 10'11" (5.4 x 3.35)

Incorporating a range of modern wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine or dishwasher. Radiator, table and chair space, double glazed window to the rear, timber stable door to utility room and door to inner hallway.

## INNER HALLWAY

Built-in cupboard housing Baxi gas combination boiler (for central heating and hot water,) door to shower room and living room.

## LIVING ROOM

16'4" x 14'11" (4.99 x 4.55)

Electric flame effect fire with Adam style surround, radiator, double glazed window and double glazed patio door to conservatory.

## CONSERVATORY

16'0" x 11'9" (4.9 x 3.6)

UPVC double glazed construction with French doors opening to the rear garden.

## SHOWER ROOM

10'6" x 9'10" (3.22 x 3.01)

Modern fittings comprising wash hand basin with vanity unit, low flush w.c. and large walk-in shower cubicle with thermostatically controlled shower over. Tiling to walls, heated towel rail and double glazed window.

## UTILITY ROOM

16'4" x 8'3" (5 x 2.54)

Wall and base cupboard with work surfacing, stainless steel sink unit with single drainer. Plumbing for washing machine and appliance space, UPVC double glazed windows, polycarbonate roof, door to rear garden and door to cloaks/w.c.

## CLOAKS/W.C.

Incorporating a two piece suite comprising wash hand basin and low flush w.c.

## OUTSIDE

The property is set back from the road with a deep frontage and shaped driveway including turning area, suitable for parking at least five or so vehicles with additional areas laid to gravel for bedding but could equally be used as hard standing for vehicles such as motor homes, caravans etc. Various flower and shrub borders. To one side of the property is a gated carport. The rear garden is of a generous size, fenced and enclosed to all boundaries with various patio and seating areas, including a terraced area with gazebo, great for alfresco dining, areas laid to lawn and well tended deep bedding. There is a greenhouse and towards the foot of the plot is a purpose built workshop with separate garden store and further storage area beyond this. The rear boundary backs onto open fields, beyond which is Shipley Country Park.

## GATED CARPORT

22'8" x 7'0" (6.93 x 2.15)

## WORKSHOP

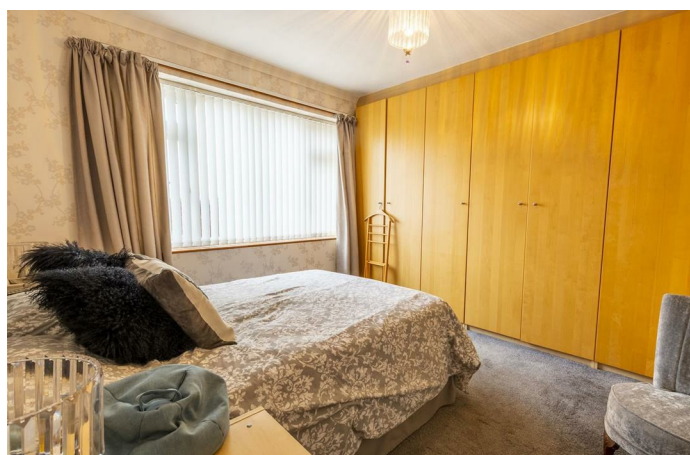
21'3" x 9'3" (6.48 x 2.82)

Block and render construction with pitched tiled roof, light and power, UPVC double glazed windows, double doors to front and separate garden store

## SEPARATE GARDEN STORE

8'11" x 8'7" (2.74 x 2.62)

Light and power and separate door access.



GROUND FLOOR  
1281 sq.ft. (119.0 sq.m.) approx.



TOTAL FLOOR AREA: 1281 sq.ft. (119.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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