Robert Ellis

look no further. . .

High Lane West
West Hallam, Derbyshire DE7 6HP

A SUBSTANTIAL & SPACIOUS FOUR BEDROOM DETACHED FAMILY HOUSE. NO UPWARD CHAIN.

£525,000 Freehold

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ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET THIS SPACIOUS AND WELL PRESENTED FOUR BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE SITUATED WITHIN THIS POPULAR DERBYSHIRE VILLAGE LOCATION.

Being sold with the benefit of NO UPWARD CHAIN.

The accommodation of the property is split over two floors, the ground floor comprising entrance porch leading through to a generous entrance hallway with useful understairs ground floor WC, there is then a dining room, living room, conservatory, breakfast kitchen and utility room. The first floor landing then provides access to four bedrooms, en-suite to the principal bedroom, and family bathroom suite.

The property also benefits from gas fired central heating, double glazing, ample gated off-street parking, garaging and generous gardens to the rear. The washing machine, dryer, dishwasher and fridge freezer are all included within the sale.

The property is located in this popular Derbyshire village location within close proximity of excellent nearby schooling, transport links, open countryside and shops, services and amenities in the neighbouring town of Ilkeston.

Due to the size of the accommodation over both floors, we believe the property would make an ideal long term family home. The property is in a ready to move into condition and we highly recommend an internal viewing.

PORCH
7'4" x 3'4" (2.24 x 1.04)
uPVC panel and double glazed front entrance door with double glazed windows to either side of the door, as well as to both sides of the porch. Further uPVC panel and double glazed inner entrance door set within a decorative archway with double glazed windows surrounding the door leading through to the entrance hall.

ENTRANCE HALL
20'10" x 7'0" (6.37 x 2.14)
Turning staircase rising to the first floor with decorative wood spindle balustrade, radiator, decorative, coving, dado rail, telephone point, drop down lighting, doors leading through to the dining room, kitchen and WC.

WC
5'1" x 2'9" (1.57 x 0.84)
Two piece suite comprising push flush WC and wash hand basin with mixer tap and decorative tiled splashbacks. Chrome ladder towel radiator, spotlight, wall mounted mirror.

DINING ROOM
13'9" x 12'4" (4.20 x 3.77)
Walk-in double glazed box bay style window to the front with five individually hung fitted Roman blinds, radiator, coving, decorative ceiling rose, fitted shelving and storage cupboards to either side of the chimney breast which has decorative exposed brickwork, tiled hearth and inset burning stove, telephone point.

LIVING ROOM
20'1" x 11'4" (6.13 x 3.47)
Two double glazed windows to the side, chimney breast incorporating inset log stove, media points, radiator, spotlights, solid wood flooring, bi-fold double glazed doors opening through to the conservatory.

CONSERVATORY
11'3" x 11'6" (3.45 x 3.52)
Brick and double glazed construction with double glazed windows to the side and rear, solid wood flooring (matching the living room), spotlights, uPVC double glazed exit doors to the decking with fitted roller blinds.

DINING KITCHEN
17'6" x 15'4" (5.34 x 4.68)
The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with square edge work surfacing incorporating double bowl sink with central swan neck mixer tap, fitted six ring Zanussi gas hob, in-built eye level double oven, plumbing for dishwasher and space for additional under-counter kitchen appliance, vaulted ceiling with inset spotlights, double glazed box bay style window to the rear with individually fitted blinds overlooking the rear garden and decking, space for table and chairs, tiled floor, radiator, opening through to the living space, door to utility room.

UTILITY ROOM
9'6" x 5'6" (2.92 x 1.69)
Equipped with a matching 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 central mixer tap. Plumbing for washing machine, fixed shelving, decorative tiled splashbacks, spotlights, radiator, tiled floor, personal access door to the garage. Meter cupboard.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Decorative coving, spotlights and wood spindle balustrade.

BEDROOM ONE
16'11" x 9'5" (5.16 x 2.89)
Double glazed window to the front, radiator, floor to ceiling fitted wardrobes, door to en-suite.

EN-SUITE
8'11" x 6'7" (2.73 x 2.01)
Three piece suite comprising walk-in shower cubicle with multi-jet shower and shower head with glass screen and door, push flush WC, freestanding wash hand basin with mixer tap and storage drawers beneath. Double glazed window to the rear with fitted Roman blind, tiled floor, spotlights, extractor fan, chrome ladder towel radiator.

BEDROOM TWO
11'5" x 12'0" (3.49 x 3.68)
Double glazed window to the rear overlooking the rear garden with fitted roller blind, radiator, coving, panelling to dado height, range of fitted wardrobes and drawers with matching overhead storage cupboards to one wall.

BEDROOM THREE
12'1" x 10'11" (3.69 x 3.34)
Double glazed window to the front, radiator, laminate flooring, decorative coving, range of fitted wardrobes, drawers and shelving.

BEDROOM FOUR
9'4" x 7'0" (2.85 x 2.15)
Double glazed window to the front with fitted blind, radiator, laminate flooring.

BATHROOM
8'6" x 7'0" (2.60 x 2.14)
Four piece suite comprising tiled-in bath with mixer tap and handheld shower attachment, hidden cistern push flush WC, wash hand basin with a mixer tap with storage cabinets beneath and walk-in corner shower cubicle with glass screen and door incorporating an electric shower. Coving, spotlights, extractor fan, double glazed window to the rear with fitted Roman blind, chrome ladder towel radiator, loft access point with pulldown loft ladders to a partially boarded, lit and insulated loft space.

OUTSIDE
To the front of the property there is a gated entrance to a spacious, curved driveway providing off-street parking for several vehicles incorporating turning space. This then provides access to the garage, front entrance porch, with pedestrian access leading down the right hand side of the property. The front also has a shaped lawn with planted borders and rockery housing a variety of mature bushes, shrubs, plants and hedgerow to the boundary line.

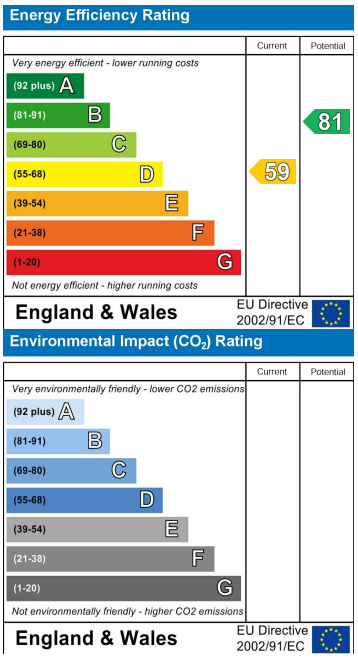
TO THE REAR
The rear garden is of a good overall size (ideal for families) with a spacious initial composite decked entertaining space with matching balustrade and steps leading down to an additional paved patio seating area. From the patio, there is pedestrian access leading back to the front driveway. There are two steps down to the main part of the garden which is predominantly lawned with shaped edges and borders housing a variety of bushes, shrubs, trees and plants. To the foot of the plot, there is a useful vegetable patch, as well as a detached garden room. There is an external water tap and lighting point.

DETACHED GARDEN ROOM
A useful space which could be used as a workshop or home office. uPVC panel and double glazed entrance door from the front, two double glazed windows to the side, power and lighting points with incorporated USB charging points, fitted work bench and shelving.

GARDEN STORE ROOM
Situated to the rear of the workshop with its own uPVC panel and double glazed independent door access with two double glazed windows to the rear making an ideal garden storage space.

GARAGE
20'6" x 9'4" (6.25 x 2.87)
Electrically operated garage door to the front, power, lighting, shelving, cold water tap and wall mounted electrical consumer box.

Material Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating - combination boiler
Septic Tank – No
Broadband – Available
Broadband Speed - Ultrafast 1000mbps, Superfast 80mbps, Standard 15mbps
Phone Signal – EE = Good - O2, Three & Vodafone = Average
Sewage – Mains supply
Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Very Low Risk
Flood Defences – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



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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