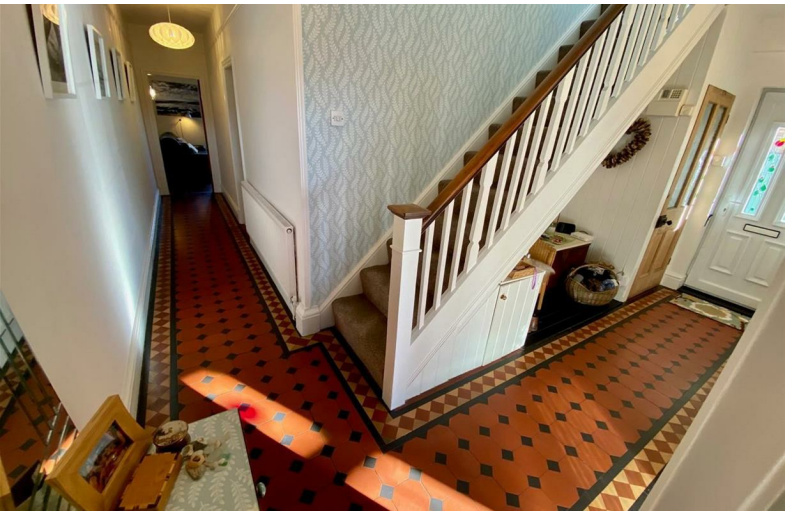
Robert Ellis

look no further...



27 High Lane East
West Hallam, DE7 6HW

A CHARACTERFUL THREE STOREY, FIVE BEDROOM SEMI DETACHED HOUSE

£345,000 Freehold

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ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET THIS CHARACTERFUL, CIRCA 1910, BELIEVED TO BE AN EX FORMER MINERS MANAGERS HOUSE, THREE STOREY, FIVE BEDROOM SEMI DETACHED HOUSE, SITUATED WITHIN THIS DESIRABLE VILLAGE LOCATION, WITH OPEN VIEWS TO THE REAR RETAINING MANY OF ITS ORIGINAL FEATURES.

With accommodation over three floors comprising 'L' shaped entrance hallway, living room, dining room, kitchen, rear lobby and cloaks/w.c. to the ground floor. The first floor landing then provides access to three of the five bedrooms and four piece bathroom, whilst a further staircase leads to two further bedrooms.

Other benefits to the property include gas fired central heating, double glazing, off-street parking and garage and a circa 110ft rear garden with garden studio.

The property itself is situated within this desirable village location, whilst also remaining within close proximity of shopping facilities, schooling, health care and transport links to further afield for shopping and commuting.

Would suit a variety of buyers, including that of a growing family, wanting to exercise the variety of space on offer within the property, whilst residing within a tranquil village, yet remaining close to nearby day-to-day amenities.

We highly recommend an internal viewing.

'L' SHAPED ENTRANCE HALLWAY
23'7" x 16'2" (maximum measurements) (7.19 x 4.94 (maximum measurements))
UPVC panel and double glazed side entrance door, understairs storage space housing the Glow-Worm wall mounted gas fired central heating boiler, media and router points, cloaks area, picture rail, two radiators, original decorative tiled floor, staircase to first floor, doors to both ground floor reception rooms and kitchen.

DINING ROOM
12'5" x 11'7" (3.81 x 3.54)
UPVC double glazed bow window to the front with stained glass top lights, Adam style fireplace incorporating decorative tiled insert with the provision for a gas fire, radiator, picture rail and t.v. point.

BREAKFAST KITCHEN
13'3" x 11'0" (4.04 x 3.37)
The kitchen comprises a range of matching fitted Shaker style base and wall storage cupboards with roll top worksurfaces. Belfast sink unit with central swan-neck mixer tap and tiled splashbacks. 'Rangemaster' cooker with extractor canopy over, plumbing for side-by-side washing machine and dishwasher, glass fronted crockery cupboards, space for dining table and chairs, tiled floor, radiator, wall light points, power points with USB chargers, pantry cupboard and opening to:

REAR LOBBY
With a continuation of the tiled flooring, UPVC panel and double glazed door to garage, double glazed window to the side and door to:

CLOAKS/W.C.
Panelling to dado height, low flush w.c., extractor fan, wooden flooring and internal window.

LOUNGE
12'11" x 12'3" (3.95 x 3.74)
Sliding double glazed patio doors opening out to the rear garden, picture rail, wall light points, media points, feature Adam style fire surround with open inset and tiled hearth with the provision for a wood burner, radiator and wooden flooring.

FIRST FLOOR LANDING
Access to three of the five bedrooms and family bathroom. Double glazed window to the side and additional double glazed window to the front with stained glass design and radiator.

BEDROOM 1
13'0" x 12'3" (3.98 x 3.74)
Double glazed window to the rear, making the most of the open countryside views beyond, radiator, wooden flooring, original fireplace with decorative tiles and picture rail.

BEDROOM 2
12'5" x 11'5" (3.79 x 3.49)
Double glazed window to the front with stained glass top lights and fitted blinds, radiator and picture rail.

BEDROOM 3
9'5" x 9'1" (2.88 x 2.79)
Double glazed window to the side, picture rail, radiator and useful storage cupboard.

BATHROOM
9'0" x 6'5" (2.76 x 1.96)
Four piece suite comprising corner tiled shower cubicle with mains shower, corner bath with bath seat and mixer tap, wash hand basin with swan neck mixer tap and low flush WC. Double glazed window to the side, part tiled walls and radiator.

SECOND FLOOR LANDING
Access via a turning staircase from the first floor with doors to both bedrooms.

BEDROOM 4
12'11" x 11'1" (3.95 x 3.39)
UPVC double glazed window to the side with fitted blinds, telephone point, eaves storage space and Velux roof window.

BEDROOM 5
13'9" x 5'6" (measurements to eaves) (4.2 x 1.68 (measurements to eaves))
Velux roof window to the side and storage cupboards.

OUTSIDE
To the front of the property is a driveway providing off-street parking for several vehicles, hedgerows to the boundary line and side access gate leading to the rear. The rear garden spans an approximately depth of 110ft, the garden consists of a meandering pathway leading to the foot of the plot, being surrounded by planted borders housing a variety of specimen bushes and shrubbery, shaped with an edged lawn to the rear of the garden. There is a paved patio area, ideal for entertaining, feature pond with waterfall pump system and deck surround, additional wildlife pond, outside water tap, power and lighting point, greenhouse, additional circular paved patio seating area and situated to the rear of the plot is a garden studio.

GARDEN STUDIO
12'0" x 7'0" (3.68 x 2.15)
With doors and windows to the front, making this an ideal art studio or garden room.

GARAGE
16'0" x 9'8" (4.89 x 2.96)
Up and over door to the front, rear door and power and lighting.

DIRECTIONAL NOTE
On leaving Ilkeston along Derby Road in the direct of West Hallam, proceed past the entrance to Straws Bridge and continue along High Lane. The property can eventually be found on the right hand side, identified by our For Sale Board.

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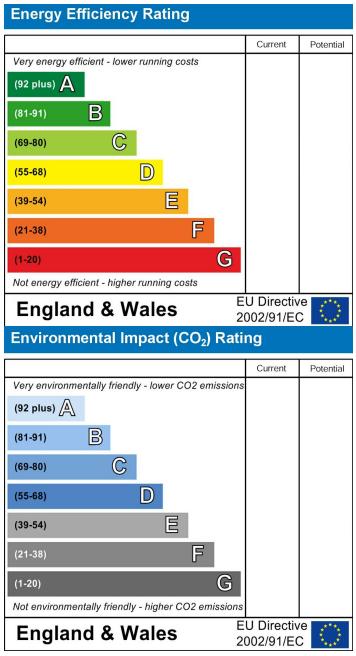

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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