



Station Road
West Hallam, Derbyshire DE7 6GW

£349,995 Freehold

A THREE DOUBLE BEDROOM SEMI
DETACHED HOUSE.



We have great pleasure in offering for sale this instantly attractive period three double bedroom semi detached house.

What lies beyond this attractive period facade is an extended and beautifully presented property retaining much of the original charm and character coupled with modern, contemporary living.

With space in abundance both to the ground and first floors, a particular feature is the principal bedroom suite. A generous room offering a light and airy feel with twin aspect windows, as well as vaulted ceiling and Velux roof lights, and an en-suite shower room. Also on the first floor are two other well proportioned bedrooms and a contemporary family bathroom.

On entering the ground floor through the entrance door and hallway there is a useful utility room with a cloaks/WC and an inner hallway provides access to a snug to the front elevation and living room opening through to a family dining room with a modern fitted kitchen beyond.

Ample parking is provided at the front and there is an integral single garage. The rear gardens are of generous size and attractively presented with a generous block paved and decked terraced area, lower gardens to lawn, a purpose built garden cabin currently used as a home office with light and power, but could also be used as a chill out area, home gym, etc. There is also an integral garden store.

Located within this highly desirable Derbyshire village with a great community feel and local schools, and amenities on the doorstep, as well as open space and countryside within walking distance.

A great property for professional couples and families alike. We strongly recommend an early internal viewing to avoid disappointment.



ENTRANCE HALL

27'1" x 3'0" (8.27 x 0.93)

Engineered oak front entrance door with sealed unit double glazed leaded light window. Door to inner hallway with chequer-board style tiled flooring, radiator. Open to utility room.

UTILITY ROOM

8'11" x 10'8" (2.73 x 3.27)

Tiled work surfacing, Belfast sink unit with hot and cold taps, plumbing and space for washing machine, double glazed window to the rear, stable door to rear garden. Door to garage and door to cloaks/WC housing a low flush WC. Radiator.

INNER HALLWAY

Feature tiled floor, stairs to the first floor. Doors to snug and living room.

SNUG

9'10" x 12'7" (3.02 x 3.84)

Fireplace, radiator, double glazed bay window to the front.

LIVING ROOM

11'4" x 12'11" (3.46 x 3.95)

Contemporary inset log burner with tiled hearth and oak mantel, contemporary radiator. Door to understairs store cupboard. Archway and opening to family dining room.

FAMILY DINING ROOM

15'1" x 9'6" (4.61 x 2.92)

Radiator, forming part of a conservatory, uPVC double glazed windows, polycarbonate roof. Double glazed door to rear garden. Door opening to kitchen.

KITCHEN

9'7" x 7'8" (2.93 x 2.34)

Incorporating an engineered oak fronted range of wall, base and drawer units with contrasting roll edge work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob, extractor hood over. Plumbing for washing machine, space for freestanding fridge/freezer. Wall mounted Ideal gas boiler (for central heating and hot water) installed within the last 12 months. Partially vaulted ceiling with two Velux double glazed roof windows, double glazed window to the rear.

FIRST FLOOR LANDING

Access to loft, radiator.

BEDROOM ONE

21'8" x 12'8" reducing to 6'9" (6.62 x 3.88 reducing to 2.08)

Accessed from a corridor off the main landing. A luxurious and tranquil space with radiators, feature exposed brick wall, deep built-in wardrobes, vaulted ceiling with two double glazed roof windows, double glazed windows to the front and rear elevations. Door to en-suite.

EN-SUITE

5'5" x 6'8" (1.67 x 2.05)

Incorporating a contemporary three piece suite comprising floating wash hand basin with two drawer vanity unit under. Low flush WC, corner shower cubicle with thermostatic controlled shower. Heated towel rail, tiled floor, vaulted ceiling with Velux double glazed roof window.

BEDROOM TWO

9'10" x 11'1" to wardrobes (3.01 x 3.38 to wardrobes)

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

BEDROOM THREE

8'5" x 9'7" (2.57 x 2.94)

Radiator, double glazed window to the rear.

FAMILY BATHROOM

12'4" reducing to 9'3" x 7'11" (3.76 reducing to 2.84 x 2.43)

Incorporating a three piece suite comprising wash hand basin with vanity unit under, low flush WC with concealed cistern, shaped corner bath with mixer shower attachment over. Tiled splashbacks, tiled floor, radiator, double glazed window to the rear.

OUTSIDE

To the front there is a partial open plan forecourt finished in block paving providing parking for at least two vehicles. There is an attractive evergreen raised shrub bed. A generously proportioned and attractively landscaped rear garden comprising a block paved and decked terraced patio on two levels (great for entertaining in the Summer). Steps lead to the lower garden which is centred around the lawn with well tended flower and shrub beds, and a stepping stone pathway leads to the garden cabin and a further block paved patio area at the foot of the garden.

GARDEN CABIN

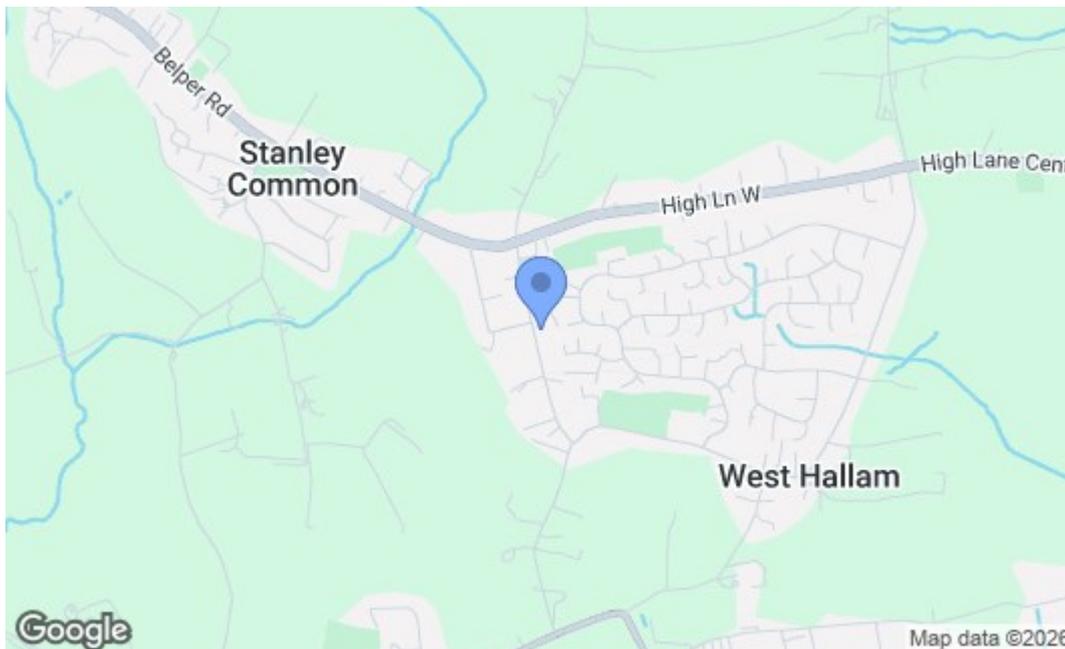
Two compartments with a cast iron log burner, light and power, double glazed window and door (ideal as a chill out area, home office, gym, etc). The second compartment is located adjacent and provides for a garden store. The cabin has a veranda with external lighting and power.

GARAGE

15'8" reducing to 13'8" x 9'2" (4.79 reducing to 4.17 x 2.8)

Up and over door, light and power, courtesy door to the utility room.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.