Robert Ellis

look no further. . .

Hallam Way
West Hallam, Derbyshire DE7 6LP

A FOUR BEDROOM DETACHED FAMILY HOUSE.

£385,000 Freehold

Situated at the head of a small cul de sac off Hallam Way can be found this instantly attractive four bedroom detached family home.

This property has been extended from its original form to the ground floor which provides for spacious and adaptable living accommodation, great for growing families. A welcoming central hallway invites you into the property with an attractive staircase leading to the first floor galleried landing. There is a living room with access to a second sitting room, great as a home office, study, family room, TV room, etc. There is also a generous separate dining room, as well as a fitted kitchen with separate utility room and no house would be complete without a cloaks/WC.

Rising to the first floor, the galleried landing gives access to all the bedrooms, the principal bedroom with useful en-suite bathroom, and there is a family bathroom. The property is centrally heated and double glazed.

The property enjoys relatively private rear gardens, an attractive pattern concrete forecourt provides off-street parking leading to a single garage. The property is nestled adjacent to a public common, known as Mill House Fields with a tree-lined path leading to a great open space, ideal for families and dog walkers.

Situated in West Hallam, a small Derbyshire village on the outskirts of Ilkeston. West Hallam has a great community feel with local primary school and preschool within walking distance of the house. For those who enjoy the outdoors, the countryside is on the doorstep with Shipley Country Park within walking distance. Far from being isolated, road networks linking the cities of Nottingham and Derby are close by, along with the M1 motorway for further afield.

This property offers a fantastic opportunity for growing families and an internal viewing is recommended.

HALLWAY
A generous and welcoming space with staircase leading to the galleried landing having walk in understairs closet. Double glazed window and front entrance door.

CLOAKS/WC
Housing a two piece suite comprising wash hand basin with vanity unit, low flush WC. Double glazed window.

LIVING ROOM
15'5" x 13'9" (4.72 x 4.21)
Inset living flame gas fire, radiator, double glazed window to the front and window to rear. Door to sitting room.

SITTING ROOM
15'7" x 10'7" (4.77 x 3.23)
A versatile room that could be used as a home office, TV or games room, or possibly an occasional bedroom. Inset living flame gas fire, radiator, double glazed window to the front and windows to the side and rear.

DINING ROOM
11'5" x 9'4" (3.5 x 2.85)
Radiator, double glazed windows to the front and side.

KITCHEN
12'2" x 8'9" (3.72 x 2.67)
Range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Range-style electric cooker, integrated dishwasher and fridge. Radiator, double glazed window. Door to utility room.

UTILITY ROOM
8'6" x 6'10" (2.6 x 2.1)
Wall and base units with work surfacing, plumbing and space for washing machine, space for tumble dryer and fridge freezer. Wall mounted 'Glow Worm' gas boiler (for central heating and hot water). Door to the rear.

FIRST FLOOR LANDING
A galleried landing with double glazed window, access to loft via hatch, built-in airing cupboard with hot water cylinder.

BEDROOM ONE
13'11" x 8'10" (4.26 x 2.71)
Fitted bedroom furniture including wardrobes, bedside cabinet, dressing table and drawers, and eye level units over the bed head. Radiator, double glazed window enjoying views over a small wooded area.

EN-SUITE
Incorporating a three piece suite comprising wash hand basin, low flush WC and bath with mixer shower attachement. Radiator, double glazed window.

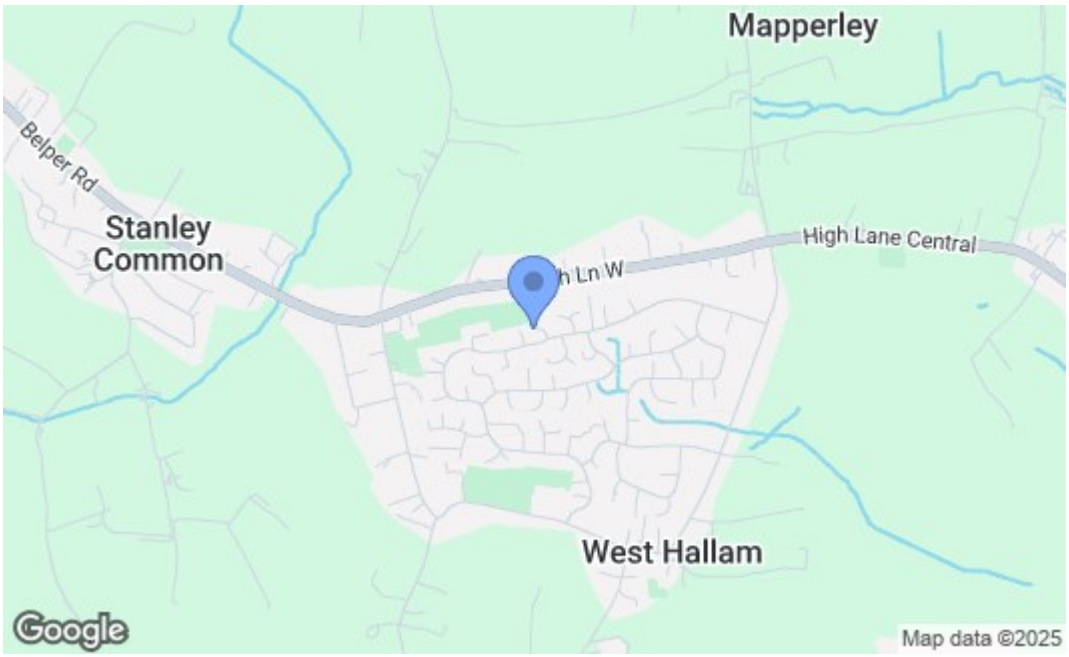
BEDROOM TWO
10'2" x 9'10" (3.10 x 3.01)
Fitted wardrobes to one wall, radiator, double glazed window.

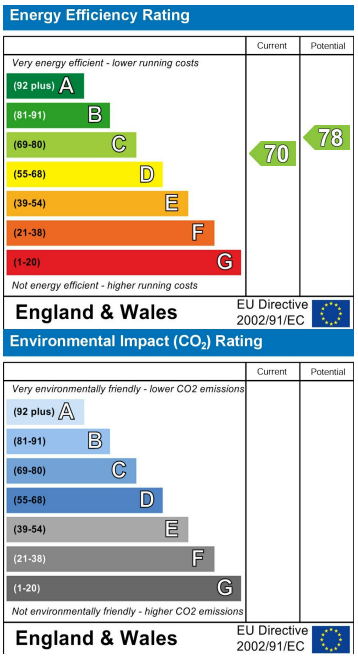
BEDROOM THREE
9'5" reducing to 6'6" x 11'5" (2.89 reducing to 2 x 3.5)
Radiator, double glazed window.

BEDROOM FOUR
11'0" x 6'4" (3.37 x 1.95)
Radiator, double glazed window.

FAMILY BATHROOM
Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush WC and bath with electric shower over. Tiled splashbacks, radiator, double glazed window.

OUTSIDE
The property is set back from the road with a front garden laid to lawn. There is a shaped patterned coloured concrete forecourt providing off-street parking and a driveway which in turn leads to the garage. A pathway runs along the side of the property with a gate leading to the main garden which is located to the side of the property offering a private space with expansive lawn, coloured pattern concrete patio and seating area, flower and shrub beds, and there is a garden shed behind the garage. To the rear of the property is a gravel area and pathway running around.





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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