Robert Ellis

*look no further...*

17 High Lane East,
West Hallam, Ilkeston
DE7 6HW

**£475,000 Freehold**

WE HAVE GREAT PLEASURE IN OFFERING FOR SALE THIS SUBSTANTIAL FIVE BEDROOM DETACHED FAMILY RESIDENCE, ENJOYING A SEMI RURAL POSITION, WITH REAR VIEWS OVER OPEN FIELDS.

This property has been extended and extensively re-modelled and refurbished over the years and comes to the market in ready to move into condition and offers incredibly spacious and adaptable accommodation, ideally suited to the growing family.

Features to the ground floor include a formal lounge, open plan family/dining/kitchen in the centre of the building, which is the hub of the household and opens through to the sitting room, with partial vaulted ceiling and bi-fold doors opening to the rear garden.

The first floor is no less impressive, with a master bedroom suit at the far end of the property including an en suite shower room/dressing room, vaulted ceiling and full height gable end window and French doors opening to a balcony, which enjoy fantastic panoramic views over the surrounding area. There are four other well proportioned bedrooms, two of which have en suite shower rooms and a family bathroom completes the accommodation.

Set back from the road with a forecourt providing ample off-street parking and a single garage, the property is located within West Hallam, a Derbyshire Village, with a great local community and good transport links to the neighbouring town of Ilkeston, with the cities of Derby and Nottingham within easy reach. For those who like the outdoors, there are many countryside walks on the doorstep, including Shipley Country Park.

Only when viewing this property internally and the grounds it occupies, can this family home be fully appreciated.

ENTRANCE PORCH
Double glazed, composite front entrance door and further double glazed door to hallway.

HALLWAY
Double glazed window, radiator, wood flooring, under-stairs storage cupboard and stairs to the first floor. Doors to office/side lobby

OFFICE/SIDE LOBBY
9'7" reducing to 4'1" x 34'9" reducing to 20'11" (2.94 reducing to 1.26 x 10.6 reducing to 6.39)
This versatile space can be used as a home office, cloaks or boot room and there are built-in cloaks cupboards, radiator and double glazed door to rear garden.

LOUNGE
18'4" (into bay) x 12'9" (5.59 (into bay) x 3.9)
Feature fireplace with gas fire, two radiators, double glazed bay window to the front and glazed double oak pocket doors opening to the open plan dining kitchen.

DINING AREA
25'11" x 9'6" (7.9 x 2.9)
Feature fireplace, with multi-fuel burner, wood flooring and two radiators. Opening to:

KITCHEN
11'9" x 11'8" (3.6 x 3.56)
Incorporating a modern contemporary range of fitted wall, base and drawer units with quartz worktops and 'Rangemaster' electric oven with gas hob and hotplate. Extractor hood over. Integrated fridge and freezer, inset 1½ bowl sink unit and single drainer. Access to utility and partially opened to family sitting room.

FAMILY SITTING ROOM
18'8" x 14'8" (5.69 x 4.48)
Partial vaulted ceiling with double glazed Velux lights, two radiators, double glazed window and double glazed aluminium bi-folding doors to the rear garden.

UTILITY ROOM
7'11" x 5'8" (2.42 x 1.75)
Wall and base cupboards with work surfacing and stainless steel sink unit. Baxi combination boiler, radiator and double glazed window.

CLOAKROOM/W.C.
Incorporating a two piece suite comprising wash hand basin and low flush w.c.

FIRST FLOOR LANDING
Galleried landing with radiator, double glazed window. This split landing provides access to all bedrooms and family bathroom.

MASTER BEDROOM
15'3" x 11'5" (4.67 x 3.5)
This feature room has a vaulted ceiling with a gable end, full height double glazed window with French doors leading to the balcony, which enjoys views over the garden and surrounding countryside. Radiators and door to en suite.

EN SUITE SHOWER ROOM
11'2" x 5'7" (3.41 x 1.72)
Three piece suite comprising wash hand basin with vanity unit, low flush w.c. and shower cubicle with dual head rainfall shower and inset shelving. Fitted closets, radiator, tiled splashbacks and double glazed window.

BEDROOM 2
12'9" x 12'0" (3.89 x 3.67)
Radiator, double glazed window to the front and door to en suite.

EN SUITE SHOWER ROOM
6'0" x 4'6" (1.85 x 1.39)
Three piece suite comprising wash hand basin, low flush w.c. and shower cubicle, tiling to walls and chrome heated towel rail.

BEDROOM 3
9'9" x 9'5" (2.99 x 2.88)
Radiator, vaulted ceiling, double glazed window to the front and door to en suite.

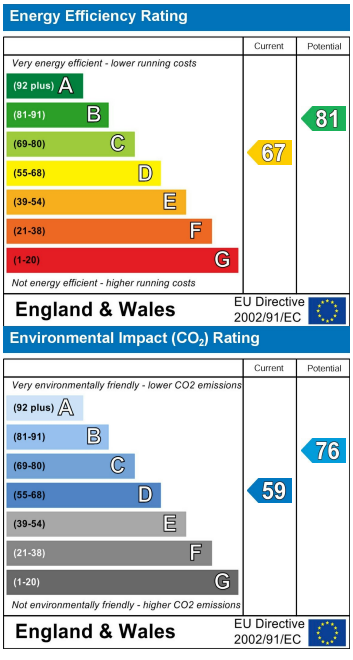
EN SUITE SHOWER ROOM
7'8" x 3'11" (2.34 x 1.2)
Three piece suite comprising wash hand basin with vanity unit, low flush w.c. and shower cubicle with rainfall shower head.
Chrome heated towel rail and tiled splashbacks.

BEDROOM 4
12'1" x 9'7" (3.69 x 2.93)
Radiator and double glazed window to the rear.

BEDROOM 5
11'0" x 8'4" (3.37 x 2.55)
Radiator and double glazed window to the rear.

FAMILY BATHROOM
8'5" x 8'5" (2.58 x 2.58)
Three piece suite comprising wash hand basin, low flush w.c. and panel bath with rainfall shower over. Tiled splashbacks, heated towel rail and double glazed window.

OUTSIDE
The property is set back from the road with front block paved forecourt providing off-street parking for several vehicles and leading to the single garage with up and over door, light and power. The rear garden is enclosed and of a generous size, with large gravel seating area beyond the rear elevation which gives way to an area of garden laid to lawn. At the foot of the plot is a timber decked patio area, garden shed and summer house.




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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044