Robert Ellis

look no further. . .

A THREE BEDROOM DETACHED HOUSE.

Station Road
West Hallam, Derbyshire DE7 6GW

£375,000 Freehold

0115 949 0044

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We have great pleasure in offering for sale this individual period three bedroom detached house located on a large garden plot of approximately 0.18 of an acre.

Believed to be late Victorian or very early Edwardian, this individually built property offers surprisingly spacious accommodation with some original features. A welcoming hallway with flagstone flooring leads you through to the two generous reception rooms, the rear with a log burner. There is a traditionally designed kitchen with conservatory enjoying aspects over the rear garden.

Rising to the first floor, the generous landing gives access to three well proportioned bedrooms and large family bathroom. The property is centrally heated from a combination boiler and is double glazed throughout.

What cannot be appreciated from the front elevation is the substantial garden plot to the rear which the property enjoys. The garden is paradise with mature specimen trees and shrubs, and expansive lawns (great for children). Towards the foot of the garden plot is a substantial brick built workshop/shed. Nestled behind this is a secret wildlife meadow garden. Off-street parking is available to the front.

Situated within the sought-after Derbyshire village of West Hallam, the property itself is on the edge of countryside and the village offers a great community feel, with its own primary school, useful parade of shops and regular bus service. For those who enjoy the outdoors, there are a number of footpaths leading into open countryside, including Shipley Country Park. Far from being isolated, West Hallam is on the doorstep of the market town of Ilkeston where there is a generous variety of shops and amenities, including Tesco and Morrisons, and there are good road networks linking the cities of Nottingham and Derby, as well as Junction 25 of the M1 motorway.

The Vendor is looking to downsize and we are therefore seeking a new custodian to take over this period home and gardens.

HALLWAY
Feature flagstone floor, stairs to the first floor with understairs store cupboard, double glazed front entrance door.

DINING ROOM
13'0" plus bay x 12'0" to chimney breast (3.98 plus bay x 3.68 to chimney breast)
Two fitted bookshelves either side of the chimney breast, radiator, double glazed square bay window to the front.

LOUNGE
13'0" x 12'9" (3.97 x 3.91)
Contemporary inset cast iron log burner, radiator, double glazed window, French doors opening to the rear garden.

KITCHEN
12'5" x 11'10" (3.81 x 3.63)
Incorporating a range of traditional wall, base and drawer units, with work surfacing and Belfast sink unit. Range-style gas/electric cooker and hob, breakfast bar, radiator, plumbing and space for washing machine, double glazed window. Door to conservatory.

CONSERVATORY
12'7" x 9'3" (3.84 x 2.83)
uPVC double glazed windows and French doors opening to the rear garden.

FIRST FLOOR LANDING
Spacious landing with wood spindle balustrade, radiator.

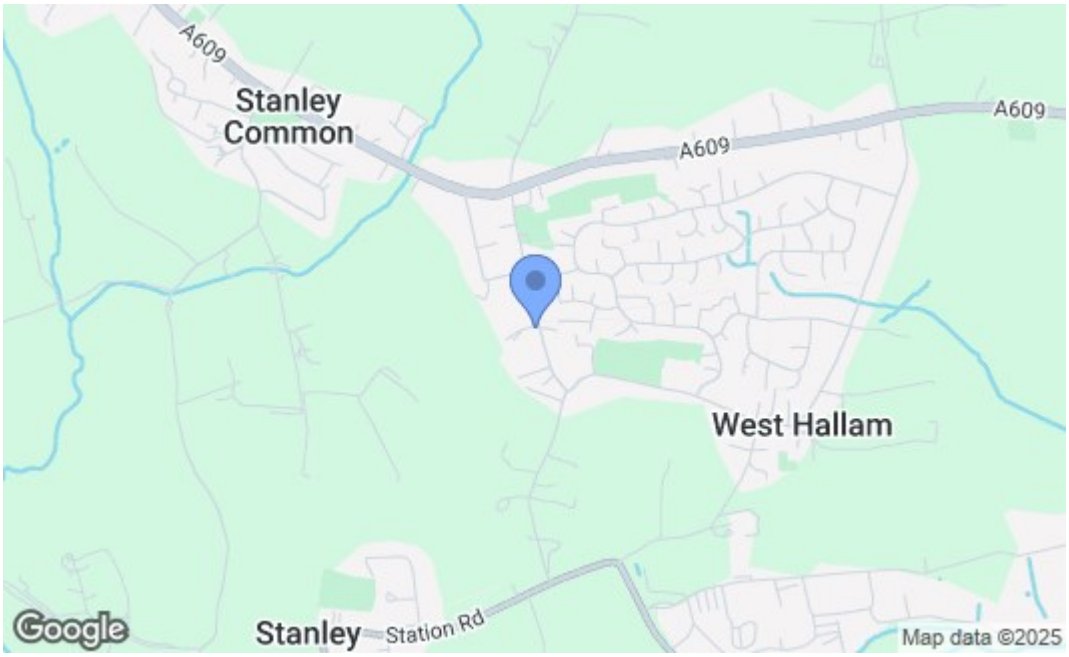
BEDROOM ONE
13'0" x 12'11" (3.97 x 3.94)
Original feature cast iron fireplace, radiator, double glazed window to the rear enjoying views over the rear garden.

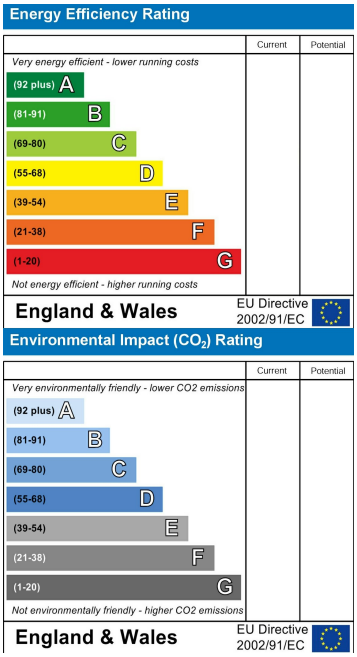
BEDROOM TWO
13'0" x 11'7" (3.97 x 3.54)
Original period fireplace with cast iron back tiled inserts and wood surround, radiator, double glazed window to the front.

BEDROOM THREE
10'0" x 7'11" (3.05 x 2.42)
Loft hatch, radiator, double glazed window to the front.

BATHROOM
12'0" x 12'0" (3.67 x 3.66)
Four piece suite comprising wash hand basin, low flush WC, bath and shower cubicle. Built-in airing cupboard housing gas combination boiler (for central heating and hot water), radiator, double glazed window.

OUTSIDE
To the front there is a garden with ornamental shrubs and gravel pathway leading to the front door, gravel drive to the side of the property providing parking for at least two vehicles. Log store with storage behind and gate into the rear garden. The large rear garden comprises a patio area beyond the rear elevation, there is an expansive lawn with a variety of specimen trees and shrubs, and a range of bedding. Towards the end of the garden there is a generous brick built workshop and a pathway leads around this to a secret garden which is set as a wildlife meadow.





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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