



Caversham Way  
West Hallam, Derbyshire DE7 6LN

A FOUR BEDROOM DETACHED FAMILY HOUSE.

**£320,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS WELL PRESENTED AND SPACIOUS FOUR BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED DERBYSHIRE VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall with useful downstairs storage space and ground floor WC, separate living room and dining room, and kitchen. The first floor landing then provides access to four bedrooms and a bathroom suite.

The property also benefits from gas fired central heating from a combination boiler (fitted approximately 4 years ago), off-street parking leading down the right hand side of the property to a detached garage with power and lighting. Gardens are provided to the front and rear.

The property is situated in this popular and established Derbyshire village location positioned in a quiet residential no-through road cul de sac location. There is easy access to nearby village amenities, as well as good transport links and a wealth of open countryside space.

Other benefits include replacement fascias and gutters (approximately 2/3 years ago), as well as an updated and re-fitted back door (approximately 2 years ago).

The property's layout offers good use of space and would make an ideal family home. We highly recommend an internal viewing.



## ENTRANCE HALL

13'5" x 6'6" (4.09 x 2.00)

Feature composite and double glazed front entrance door with full panel double glazed window sitting to the side of the door, radiator, staircase rising to the first floor, useful understairs storage space, recently replaced double glazed door leading back onto the driveway, doors leading through to the living room, dining room, kitchen and ground floor WC.

## GROUND FLOOR WC

5'6" x 2'9" (1.70 x 0.84)

Modern white two piece suite comprising push flush WC, wash hand basin with mixer tap. Tiling to the walls, double glazed window to the side.

## LIVING ROOM

15'8" x 11'11" (4.80 x 3.64)

Double glazed window to the front, radiator, coving, wall light points, media points, full width brick fireplace incorporating a provision for wall hung fire. Double doors provide access to the dining room.

## DINING ROOM

12'9" x 9'10" (3.89 x 3.02)

Double glazed window to the rear, radiator, coving.

## KITCHEN

15'1" x 7'10" (4.60 x 2.41)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating single sink and draining board with mixer tap and tiled splashbacks. Space for cooker with tiled splashbacks, plumbing for washing machine, space for tumble dryer. Space for full height fridge/freezer, radiator, doors leading back through to the dining room and into the hallway.

## FIRST FLOOR LANDING

Double glazed window to the side, doors to all bedrooms and bathroom, boiler cupboard housing the gas fired combination boiler (for central heating and hot water). The boiler was fitted approximately 4 years ago and has 6 years remaining of a 10 years warranty. Loft access point to an insulated loft space.

## BEDROOM ONE

14'8" x 8'9" (4.48 x 2.67)

Double glazed window to the rear, radiator, coving, fitted wardrobes.

## BEDROOM TWO

13'10" x 8'9" (4.22 x 2.67)

Double glazed window to the front, radiator.

## BEDROOM THREE

10'6" x 9'0" (3.22 x 2.76)

Double glazed window to the rear, radiator.

## BEDROOM FOUR

9'7" x 9'3" (2.93 x 2.82)

Double glazed window to the front, radiator, fitted overstairs storage cupboards.

## BATHROOM

6'10" x 5'10" (2.10 x 1.79)

Modern white three piece suite comprising panel bath with mains shower over, wash hand basin, push flush WC. Double glazed window to the side, radiator, wall mounted bathroom cabinet.

## OUTSIDE

To the front of the property, there is a garden lawn and planted borders housing a variety of bushes and shrubbery. Pathway to the front entrance door, as well as a lower kerb entry point leading to a tarmac driveway which runs down the right hand side of the property providing off-street parking leading to the detached brick built garage.

## TO THE REAR

The rear garden is enclosed by timber fencing to the boundary lines, offering a good sized paved patio area (ideal for entertaining) leading onto a lawn with planted beds and borders housing a wide variety of specimen bushes and shrubs. A pathway then leads to stepped access to the rear part of the garden where a secondary patio area can be found. Within the garden, there is an external water tap, lighting point and access back onto the driveway and garage.

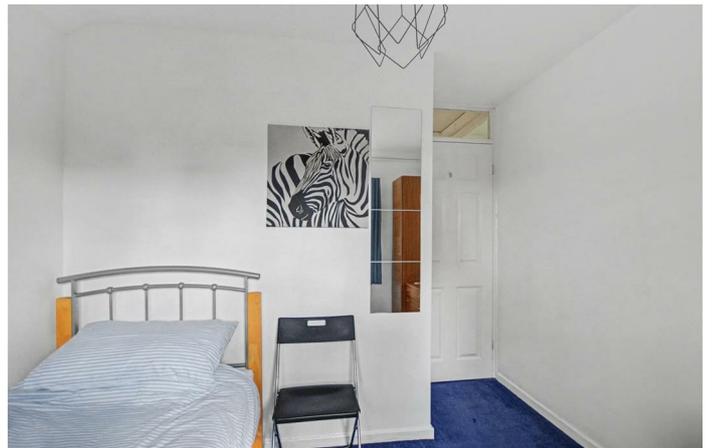
## DETACHED BRICK BUILT GARAGE

16'6" x 8'2" (5.04 x 2.50)

Up and over door to the front, power and lighting.

## AGENTS NOTE

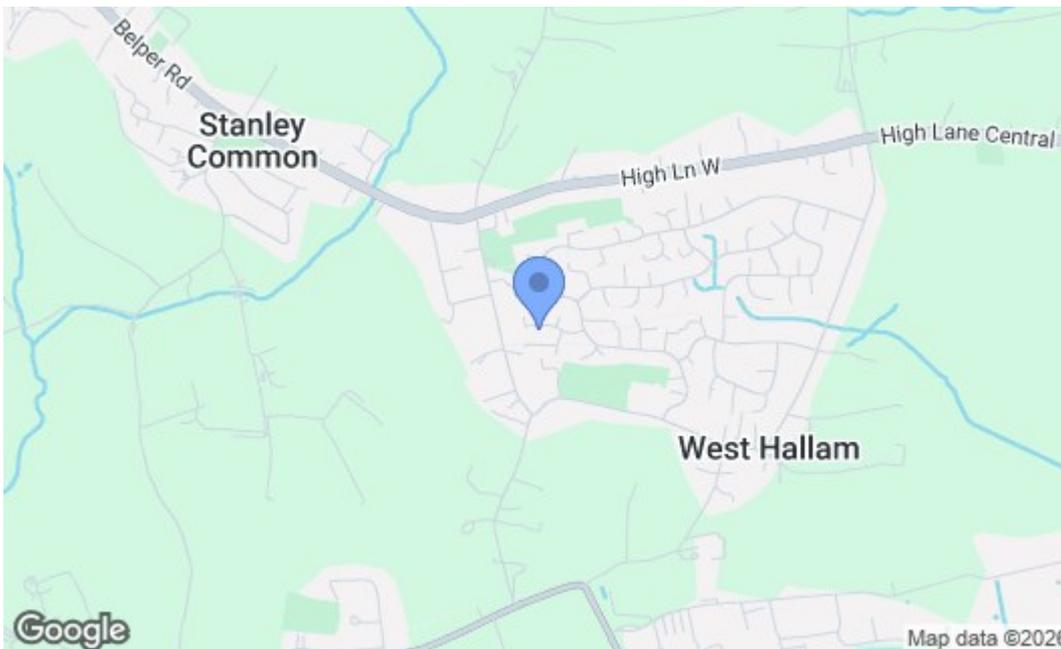
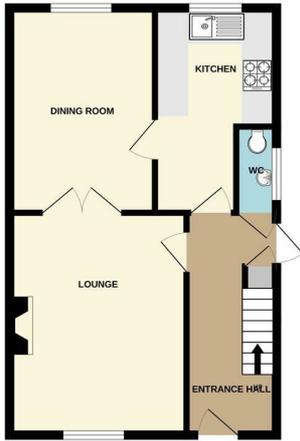
Some of the internal images have virtual staging to give an impression of how to furnish the property.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.