

37 Henley Way

West Hallam DE7 6LU

£295,000

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This spacious four-bedroom detached family home is located in the popular village of West Hallam. The extended accommodation in brief comprises; entrance porch, welcoming hallway, a large extended lounge, a separate dining room, a fitted kitchen, and a downstairs WC. Upstairs, there are four well-proportioned bedrooms and a family bathroom.
The property is set well -back from the road with a large frontage which offers plenty of off-road parking and leads to a detached garage.

The rear garden has a patio seating area and planted, boarders, enclosed by fence and walled boundaries.

West Hallam is a popular village with excellent amenities such as a Village Hall, Church, public house, hairdressers, Tesco store, Cricket Club, Doctors, takeaways, and a café at the famous Bottle Kiln. It's ideal for families, offering highly regarded schools like Scargill C of E Primary School and The Community Pre-school. The village enjoys good transport links to neighbouring towns and villages, and its proximity to the M1 Motorway makes it an excellent base for commuters.

The property is offered to the market with no upward chain and owned solar panels, book your viewing today to find out more.

























Porch
Shelving, radiator, carpet flooring, double glazed door with side panel & single glazed door into hallway.

Hallway
Stairs to first floor, doors off to lounge & kitchen, radiator, carpet flooring, single glazed door to porch & door to down stairs WC.

Downstairs WC
6'8" x 2'8" (2.03m x 0.81m)
Low flush WC, vanity wash hand basin, shelving, Worcester boiler, vinyl flooring & frosted double glazed window to the side elevation.

Lounge
20'11" x 11'10" (6.38m x 3.61m)
Brick fireplace housing gas fire, coving to ceiling, TV point, radiator, carpet flooring, double glazed window to the front elevation & single glazed double doors to the dining room.

Dining Room
12'11" x 9'4" (3.94m x 2.84m)
Carpet flooring, radiator & double glazed French doors with side panels onto rear garden.

Fitted Kitchen
15'2" x 8'3" (4.62m x 2.51m)
Range of wall, base & drawer cupboards with laminate worktop over, stainless steel sink & drainer with mixer tap, tile surround, built in electric oven, gas hob with extractor over, space for fridge/freezer, space for dishwasher, space for washing machine, radiator, laminate flooring, double glazed window to the rear elevation & double glazed door to side elevation.

First Floor Landing
Doors off, double glazed window to the side elevation, hatch with ladder to boarded loft with power, lighting, solar panel meter & inverter.

Bedroom One
16'1" x 8'10" (4.90m x 2.69m)
Extensive range of fitted wardrobes, overbed storage & drawers, carpet flooring, radiator, double glazed window to the front elevation.













Bedroom Two
13'0" x 8'10" (3.96m x 2.69m)
Fitted wardrobes, overbed storage & drawers, carpet flooring, radiator, double glazed window to the rear elevation.

Bedroom Three
9'2" x 8'0" min (2.79m x 2.44m min)
Fitted wardrobes, carpet flooring, radiator & double glazed window to the rear elevation.

Bedroom Four
10'6" x 9'1" max (3.20m x 2.77m max)
Carpet flooring, stairs bulk head, radiator & double glazed window to the front elevation.

Family Bathroom
7'2" x 6'1" (2.18m x 1.85m)
Panelled bath with shower over, low flush WC, wash hand basin, extractor fan, spot lights, storage cupboard, fully tiled walls, vinyl flooring, radiator & frosted double glazed window to the side elevation.

Outside

Rear Garden
The rear garden features a patio seating area, mature trees, colourful flowers, and stocked borders, all enclosed by a brick wall boundary and fencing.

Front Garden
Large gravel frontage, set well back from the road with trees, plants & shrubs, tarmac driveway leads to detached garage & rear garden.

Detached Garage
24'0" x 8'1" (7.32m x 2.46m)
With up & over door, light, power & door to rear garden.

N.B
Property has owned solar panels.









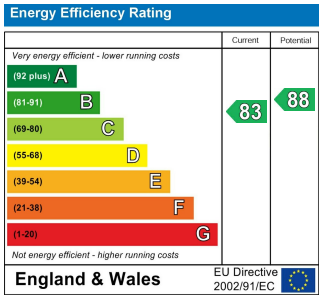
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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