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ESTATE AGENTS & SOLICITORS



51 Little Hallam Lane

Ilkeston DE7 4AG

Offers over £170,000

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A beautifully presented, traditional bay-fronted end-terrace home offering two double bedrooms, two separate reception rooms, an extended breakfast kitchen, a spacious four-piece bathroom and an impressive additional loft room. With a south-facing garden and substantial bespoke garden building, this is a property offering far more than its traditional frontage might suggest.

Situated in a popular residential area of Ilkeston, this attractive home combines traditional character with generous proportions and an abundance of practical space. From the welcoming lounge with its multi-fuel burner to the extended kitchen and additional loft room, the property has plenty to offer buyers looking for a home with both character and flexibility.

The ground floor provides two distinct reception rooms, allowing space for both relaxing and entertaining, while the extended breakfast kitchen creates a bright and practical setting for everyday living.

Upstairs, two double bedrooms are complemented by excellent built-in storage, including a walk-in wardrobe to the principal bedroom and three additional cupboards on the landing. The particularly generous family bathroom offers a four-piece suite, including a Jacuzzi bath and separate shower.

One of the property's most distinctive features is the additional loft room. Reached via a permanent staircase from the first-floor landing, rather than a conventional loft hatch, this fully finished space is carpeted and benefits from two Velux rooflights, power, lighting and a TV point. Measuring approximately 13'7" x 10'2", it provides a substantial and easily accessible additional room that could be used for a number of purposes.

Outside, the south-facing rear garden has been landscaped for low-maintenance enjoyment, with paved areas, raised planting and a large covered log store. A substantial bespoke garden building, complete with power and lighting, provides further valuable space for storage, hobbies and other suitable uses.

The property is conveniently positioned for Ilkeston's shops, supermarkets, cafés, schools and leisure facilities, with road connections towards Derby, Nottingham and the M1 motorway. Shipley Country Park is also within reach, offering opportunities for walking and enjoying the outdoors.

With its extended accommodation, excellent storage, additional loft room and substantial garden building, this is a home that offers considerably more than first meets the eye. Viewing is highly recommended to appreciate everything it has to offer.

























Lounge
14'8" x 13'8 (4.47m x 4.17m)
A welcoming and characterful reception room, enhanced by a double-glazed bay window that brings natural light into the space. A brick-built fireplace with tiled hearth and multi-fuel burner creates an attractive focal point, making this a particularly inviting room in which to relax. Further features include carpeted flooring, radiator, TV point and a glazed wooden sliding door leading through to the dining room.

Dining Room
11'03 x 12'02 (3.43m x 3.71m)
A generous second reception room offering a dedicated space for dining and entertaining, with the flexibility to accommodate different furniture arrangements. Features include a fireplace, carpeted flooring, radiator, staircase to the first floor and a feature internal window overlooking the extended kitchen. A further door provides access to the kitchen.

Extended Dining Kitchen
14'01 13'7 (4.29m 4.14m)
A particularly appealing feature of the home, this extended kitchen provides generous space for cooking, dining and everyday family life. Two Velux rooflights help fill the room with natural light, complemented by windows to the side and rear elevations.
The kitchen is fitted with a range of wall, base and drawer units, with laminate work surfaces, stainless steel sink and drainer, electric double oven, gas hob and extractor. There is space for a fridge/freezer and plumbing for a washing machine, alongside an Ideal wall-mounted boiler and useful understairs storage.
Further features include vinyl flooring, radiator and direct access to the rear garden through a double-glazed door.

First floor Landing
A practical landing providing access to both double bedrooms and the family bathroom, with the added advantage of three built-in storage cupboards. A separate staircase leads to the additional loft room, providing convenient access without the need for a traditional loft ladder.

Principal Bedroom
11'2 x 9'0 (3.40m x 2.74m)
A comfortable double bedroom overlooking the front of the property, benefiting from its own walk-in wardrobe with fitted rails and shelving. This valuable storage space helps keep the main bedroom uncluttered. Additional features include carpeted flooring, radiator, TV point and a double-glazed window.

Walk-in Cupboard
Good size walk-in wardrobe with rails & shelving.

Bedroom Two
12'2 x 8'10 (3.71m x 2.69m)
A second well-proportioned double bedroom, also positioned to the front of the property. Offering ample flexibility for bedroom furniture, the room includes carpeted flooring, radiator, TV point and a double-glazed window.

Family Bathroom
14'0 x 7'10 (4.27m x 2.39m)
An exceptionally spacious family bathroom and a real highlight of the property. The generous proportions accommodate a four-piece suite featuring a Jacuzzi bath, separate tiled shower enclosure with electric shower, pedestal wash basin and low-level WC.
Further features include recessed spotlights, vinyl flooring, radiator and two frosted double-glazed windows providing natural light and privacy.

Stairs To second Floor
Carpeted stairs to the loft room.













Additional Loft Room
13'7 x 10'2 (4.14m x 3.10m)
An impressive additional space that sets this property apart from many traditional two-bedroom homes.
Accessed via its own permanent, carpeted staircase from the first-floor landing, the loft has been fully boarded and carpeted, with two Velux rooflights providing natural light. Power, lighting and a TV point are also installed.
With its generous dimensions, easy access and finished interior, this is a particularly useful space, offering considerably more convenience than a conventional loft accessed through a ceiling hatch.
Please note: The loft conversion does not have building regulations approval for habitable accommodation and is not advertised as a bedroom or approved living space for this reason.

Outside

Front Garden
The property is set back behind a small front garden enclosed by a brick boundary wall, complementing the traditional bay-fronted exterior. Gated side access leads through to the rear garden.

Rear Garden
A pleasant, south-facing outdoor space designed with low maintenance in mind. Predominantly paved, the garden features raised planting areas with established shrubs, offering an attractive setting for outdoor seating and relaxation without the upkeep of a large lawn.
The garden also benefits from an outside cold-water tap, a covered log store and access to the bespoke garden building.

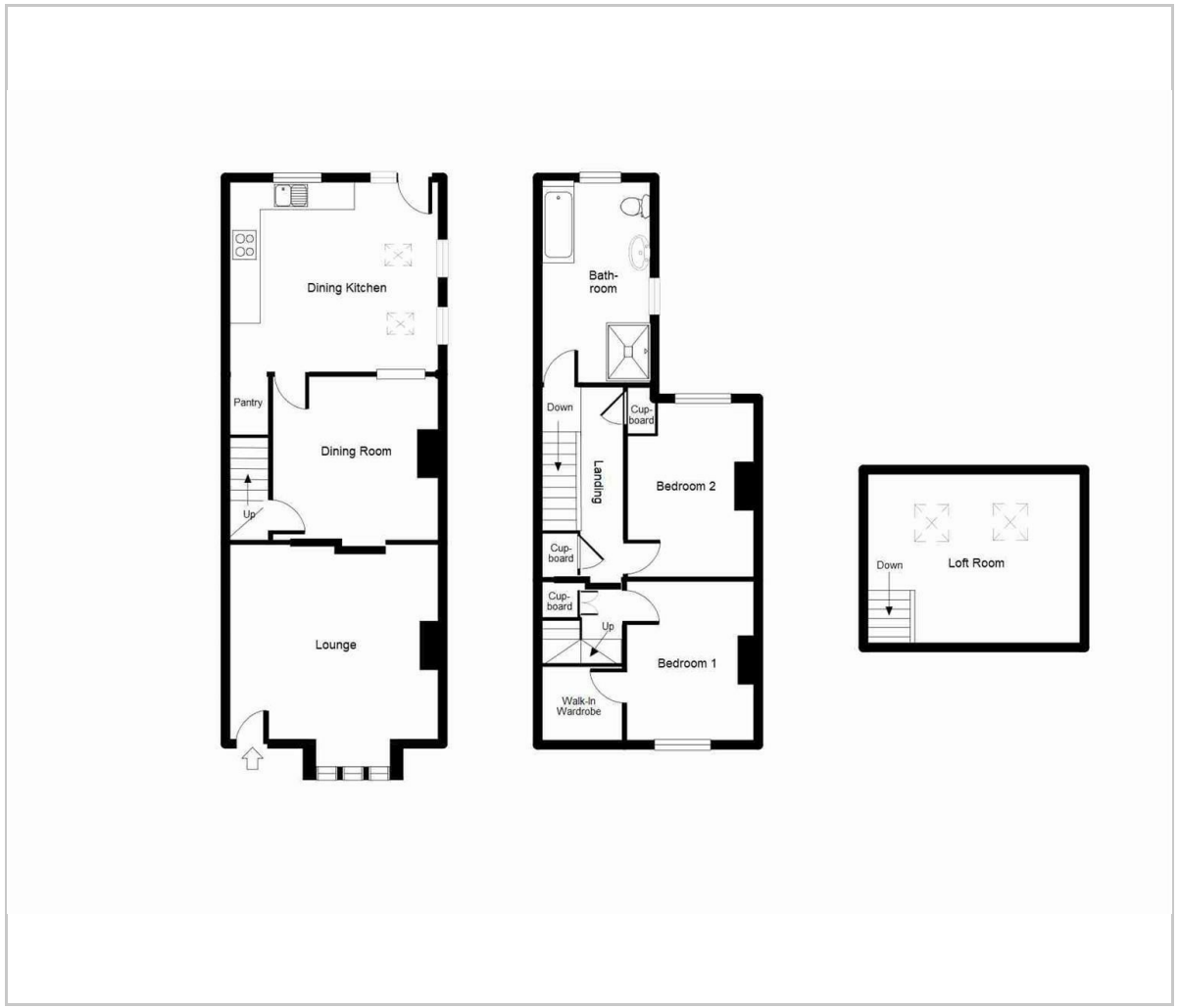
Bespoke Garden Building
13'2 x 10'6 (4.01m x 3.20m)
A substantial detached garden building providing another valuable addition to the property.
With power and lighting already installed, the building offers excellent potential for a variety of suitable uses, including hobby space, creative projects or additional storage.

Log Store
9'0" x 6'0" (2.74m x 1.83m)
A generously sized timber storage structure providing convenient covered space for logs and other suitable outdoor items.

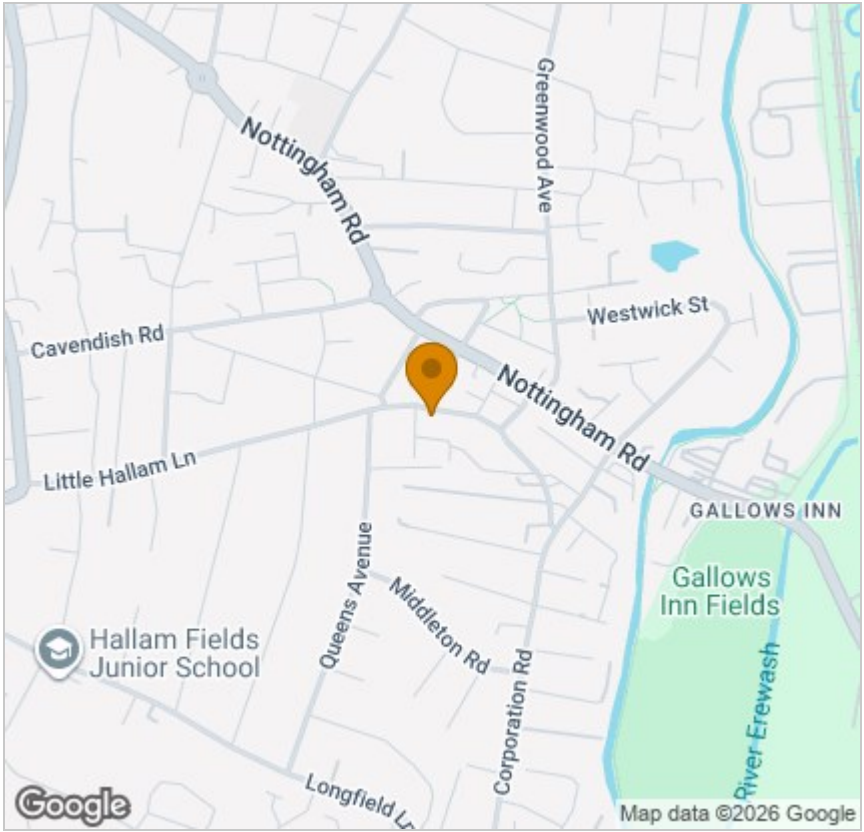
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Additional Information
Tenure: Freehold.
Council Tax: Band A.
Parking: On-street parking.

Please note that neighbouring properties benefit from access across the rear garden. Prospective purchasers should verify the extent and nature of these rights with their solicitor.
Loft Room: The loft has been converted and finished but does not have building regulations approval for habitable use. It is not included in the advertised bedroom count.

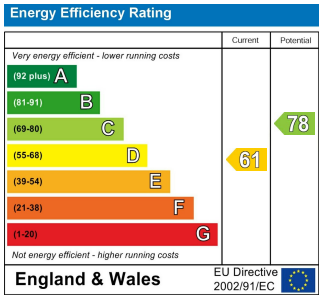
Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2 Alexandra Street, Eastwood, Nottinghamshire, NG16 3BD
Tel: 01773 535535 Email: property@charlesnewton.co.uk www.charlesnewton.co.uk