



6 Burcot Close  
West Hallam DE7 6NN

£340,000

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# 6 Burcot Close

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Spacious Three-Bedroom Extended Detached Family Home in Sought-After West Hallam

This beautifully presented family residence offers a generous and versatile living space in the highly desirable village of West Hallam. The property features an entrance porch, welcoming lounge, an extended living room, and a modern, extended dining kitchen perfect for family gatherings and entertaining guests.

Upstairs, you'll find three well-sized bedrooms and a contemporary family bathroom, providing ample space for family living. The home combines comfort with practicality, making it an ideal choice for growing families.

Outside, the property boasts a driveway to the front and an attached garage, offering convenient parking and storage. The enclosed rear garden is designed for outdoor enjoyment and low maintenance, featuring a patio seating area, artificial grass, and well-stocked, mature borders with shrubs and bushes. A charming pathway leads to a further circular patio area, perfect for relaxing or outdoor dining. The garden also benefits from side access via a wrought iron gate, providing easy entry from the front of the property.

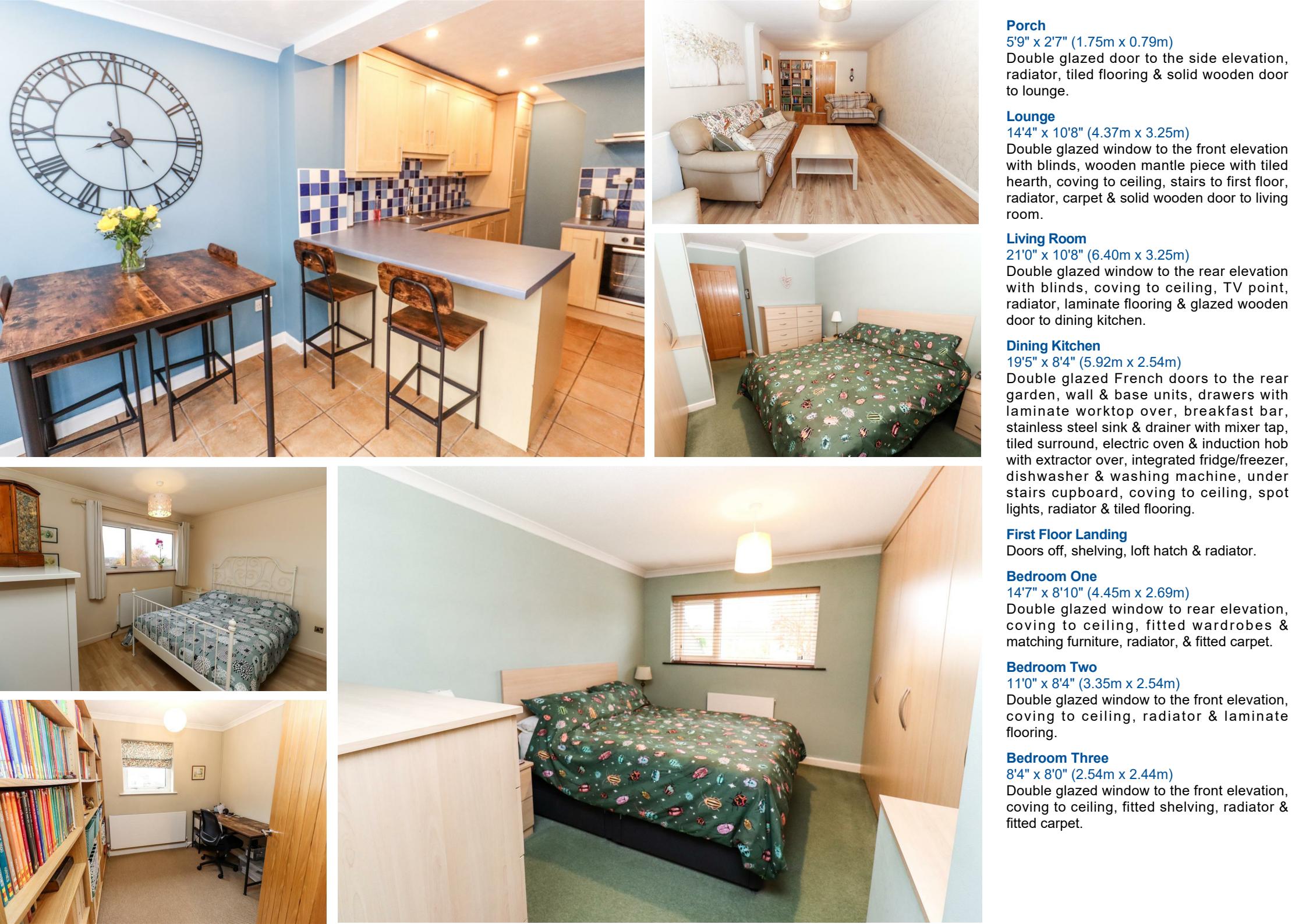
West Hallam is a highly regarded Derbyshire village renowned for its friendly community and excellent amenities. Residents enjoy a range of local facilities including a Village Hall, Church, hairdressers, Tesco supermarket, Cricket Club, doctors' surgery, takeaways, and the popular Bottle Kiln café.

The village is particularly family-friendly, with highly regarded schools such as Scargill C of E Primary School and The Community Pre-school. Excellent transport links to Neighbouring towns and villages, along with easy access to the M1 Motorway, make West Hallam an ideal base for commuters.

This charming home combines village life with convenient access to amenities and transport, offering a wonderful opportunity for families seeking a peaceful yet connected lifestyle.

Offered with NO UPWARD CHAIN





### Porch

5'9" x 2'7" (1.75m x 0.79m)

Double glazed door to the side elevation, radiator, tiled flooring & solid wooden door to lounge.

### Lounge

14'4" x 10'8" (4.37m x 3.25m)

Double glazed window to the front elevation with blinds, wooden mantle piece with tiled hearth, coving to ceiling, stairs to first floor, radiator, carpet & solid wooden door to living room.

### Living Room

21'0" x 10'8" (6.40m x 3.25m)

Double glazed window to the rear elevation with blinds, coving to ceiling, TV point, radiator, laminate flooring & glazed wooden door to dining kitchen.

### Dining Kitchen

19'5" x 8'4" (5.92m x 2.54m)

Double glazed French doors to the rear garden, wall & base units, drawers with laminate worktop over, breakfast bar, stainless steel sink & drainer with mixer tap, tiled surround, electric oven & induction hob with extractor over, integrated fridge/freezer, dishwasher & washing machine, under stairs cupboard, coving to ceiling, spot lights, radiator & tiled flooring.

### First Floor Landing

Doors off, shelving, loft hatch & radiator.

### Bedroom One

14'7" x 8'10" (4.45m x 2.69m)

Double glazed window to rear elevation, coving to ceiling, fitted wardrobes & matching furniture, radiator, & fitted carpet.

### Bedroom Two

11'0" x 8'4" (3.35m x 2.54m)

Double glazed window to the front elevation, coving to ceiling, radiator & laminate flooring.

### Bedroom Three

8'4" x 8'0" (2.54m x 2.44m)

Double glazed window to the front elevation, coving to ceiling, fitted shelving, radiator & fitted carpet.



### Family Bathroom

8'4" x 8'3" (2.54m x 2.51m)

Frosted double glazed window to the rear elevation, three piece suite comprising of panelled bath with mains feed shower over, vanity wash hand basin, concealed WC, radiator & vinyl flooring, storage cupboard, which comes with separate radiator for airing/drying.

### Outside

#### Frontage

To the front features a block-paved driveway leading to a integral garage. There is also side access to the rear garden, providing convenient entry from the front of the property.

#### Rear Garden

The beautifully landscaped rear garden features a stylish block-paved patio perfect for outdoor entertaining. A meandering pathway guides you to a charming circular patio area. The garden is laid with low-maintenance artificial grass, surrounded by well-stocked borders filled with mature shrubs and plants that add colour and privacy. Additional features include a convenient cold water tap and secure fence boundaries, creating a peaceful and private outdoor sanctuary.

#### Integral Garage

18'2" x 8'5" (5.54m x 2.57m)

The garage features an up-and-over door, with power, lighting, and essential connections including gas and electric meters, a consumer unit, as well as hot and cold water taps for added convenience.

#### N.B

Garage is currently used for vehicle storage but would allow for additional accommodation (subject to planning permission)

#### N.B

The boiler is a Baxi combi-boiler, 3 years old, all radiators were replaced at the same time, serviced yearly and is found in the loft space, the loft is part boarded with light and ladder.

#### Council Tax

Erewash Band C

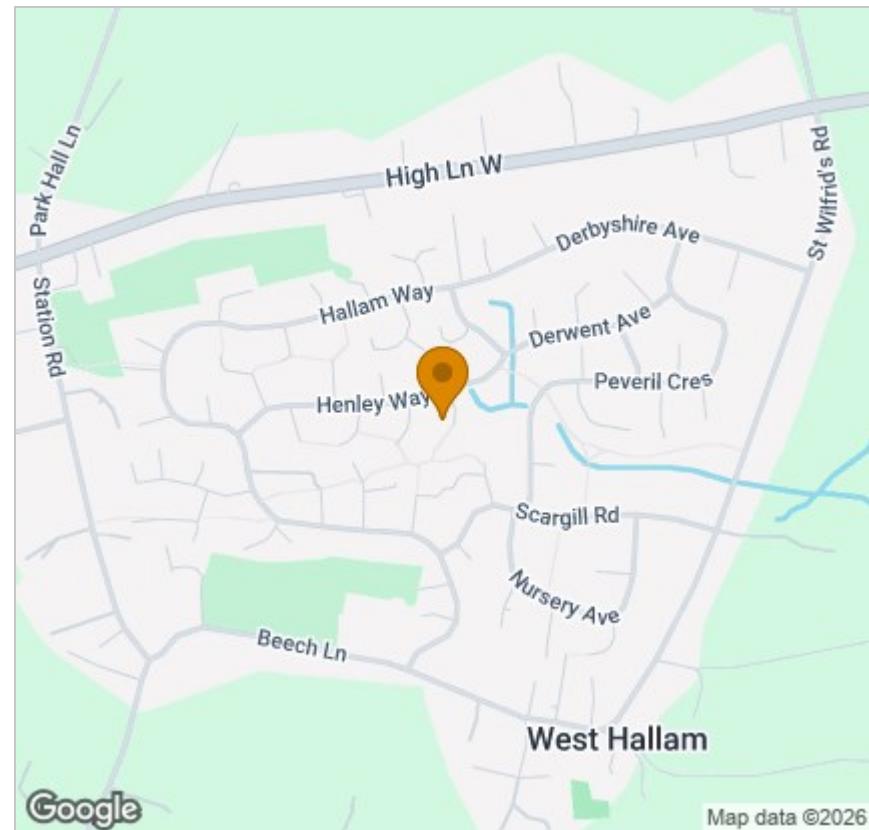
## Floor Plan



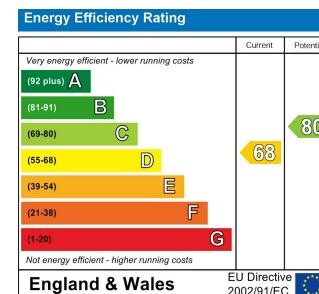
## Viewing

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

## Area Map



## Energy Efficiency Graph



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