



61 High Lane West  
West Hallam DE7 6HQ

£360,000



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This charming traditional bay-fronted three-bedroom detached family home is situated in the highly sought-after area of West Hallam, a desirable Derbyshire village. The property boasts a spacious interior, including a comfortable lounge, an extended dining room, and an extended fitted kitchen. Upstairs, there are three well-proportioned bedrooms and a modern shower room, providing ample space for family living.

Externally, the home features a large, mature rear garden filled with plants, trees, and shrubs, creating a peaceful outdoor space. It also benefits from a detached garage. The spacious front garden is set well-back from the road and includes a large driveway, a formal lawn area, and stocked borders with various plants and shrubs, enhancing its curb appeal.

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, book your viewings today.





## Ground Floor Accommodation

### Entrance Porch

6'1" x 2'0" (1.85m x 0.61m)

Double glazed door & side panels, wooden door into hallway.

### Entrance Hallway

11'1" x 6'1" (3.38m x 1.85m)

Stairs to first floor, radiator & carpet flooring, doors leading off.

### Lounge

13'0" x 12'4" (3.96m x 3.76m)

Stone fireplace, wooden mantle & with shelving units, slate hearth housing electric fire, coving to ceiling, wood panelled feature wall, TV point, wall lights, carpet flooring, radiator, double glazed bay window to the front elevation & single glazed sliding doors into dining room.

### Dining Room

15'9" x 9'4" (4.80m x 2.84m)

Beams to ceiling, plate shelf, carpet flooring, radiator, two double glazed windows to rear and side elevation, glazed wooden French doors to lounge, door to kitchen.

### Fitted Kitchen

15'9" x 9'2" (4.80m x 2.79m)

Fitted with a wide range base cupboards, drawers and matching wall units, laminate worktops over, composite sink & drainer with mixer tap, tiled surround, built in electric oven & gas hob with extractor over, space for washing machine, space for fridge & freezer, wall mounted Ideal boiler, kick space heater, radiator, vinyl flooring, double glazed windows to side and rear & double glazed door to the rear elevation.

### Downstairs WC

6'4" x 2'10" (1.93m x 0.86m)

Low flush WC, wash hand basin & vinyl flooring.

### First Floor accommodation

#### First Floor Landing

Doors off, loft hatch, carpet flooring & frosted double glazed window to the side elevation.





### Bedroom One

11'1" x 12'5" (3.38m x 3.78m)

Fitted wardrobes, coving to ceiling, radiator, carpet flooring & double glazed window to the front elevation.



### Bedroom Two

10'3" x 10'1" (3.12m x 3.07m)

Fitted wardrobes, storage cupboard, coving to ceiling, carpet flooring, radiator & double glazed window to the rear elevation.

### Bedroom Three

8'6" x 6'5" (2.59m x 1.96m)

Coving to ceiling, carpet flooring, radiator & double glazed window to the rear elevation.



### Shower Room

7'2" x 6'1" (2.18m x 1.85m)

Walk-in cubicle with electric shower, low flush WC, vanity wash hand basin, PVC panelled walls, heated towel rail, vinyl flooring & frosted double glazed window to the front elevation.

### Outside

#### Front Garden

The spacious frontage positions the property comfortably back from the main road, offering a commanding presence. The large driveway provides ample parking and leads along the side of the property to a detached garage.

The front garden features a formal lawn area, bordered by well-stocked flower beds, creating an attractive and inviting approach.

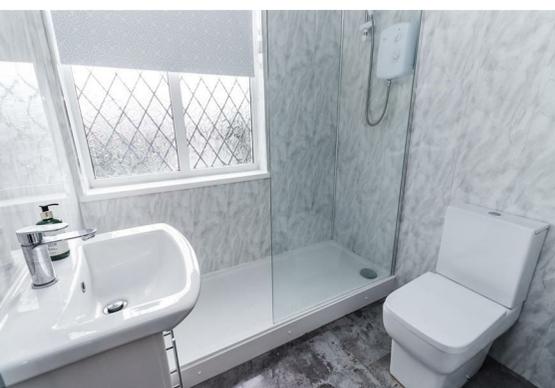
#### Detached Garage

15'11" x 7'10" (4.85m x 2.39m)

With up & over door.

#### Rear Garden

A mature, enclosed rear garden featuring a paved patio area. The garden includes two lawn sections, complemented by well-established, stocked borders filled with a variety of plants, shrubs, and trees. Additional features include two wooden sheds for storage, with boundary fencing and hedge enclosures providing privacy and a tranquil setting.





## Floor Plan



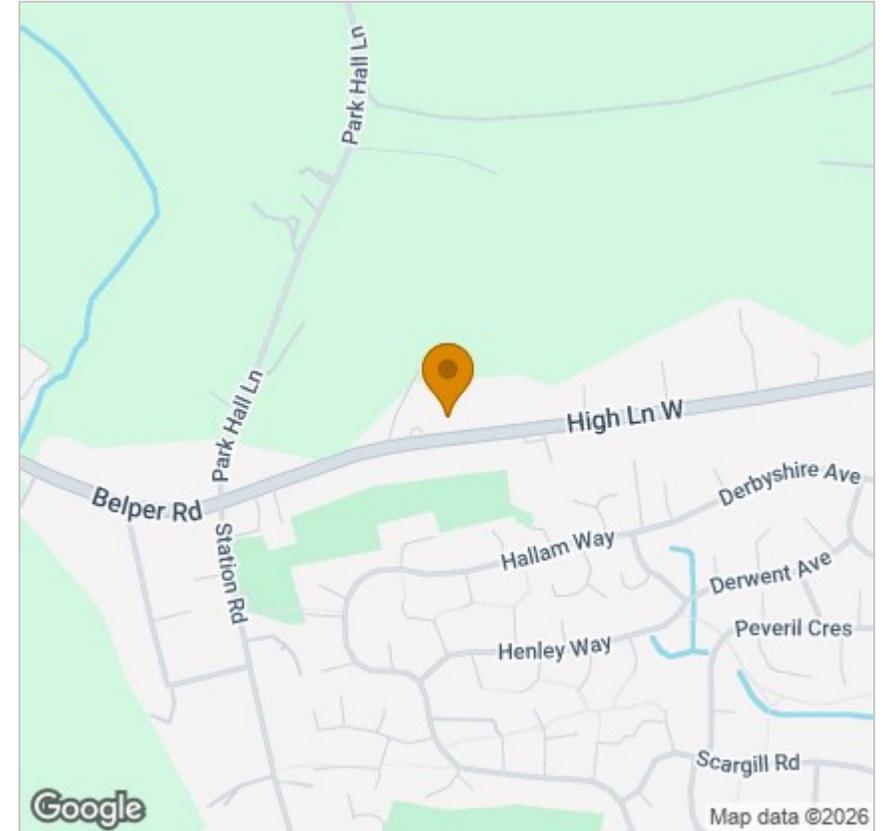
## Viewing

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

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## Area Map



## Energy Efficiency Graph

