



6 Hall Court

West Hallam, Derbyshire, DE7 6GS

£375,000



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Situated in the highly sought-after village of West Hallam, just a short walk from local shops and amenities, this three-bedroomed detached bungalow offers spacious accommodation and generous gardens.

The property includes an entrance porch, extended lounge/diner with large window and door overlooking the rear garden, a fitted kitchen with adjoining utility room, three well-proportioned bedrooms and a family bathroom.

Outside, the bungalow enjoys a substantial frontage with driveway and access to the integral garage, while to the rear is a large lawned garden, providing plenty of space for outdoor living.

Available with no upward chain, this property presents an excellent opportunity in one of West Hallam's most desirable addresses.

West Hallam is a highly desirable location offering convenient access to Derby and Nottingham through excellent road links. Situated near the market town of Ilkeston, the village benefits from a range of local amenities, including village schools, shops, and a variety of scenic countryside walks just moments away. With its blend of community spirit, convenient amenities, and transport connectivity, West Hallam truly offers a wonderful place to live.





Entrance Porch

4'9" x 3'11" (1.45m x 1.19m)

Double glazed door & side window to the front elevation, single glazed internal window.

Lounge/Diner

25'2" x 11'10" (7.67m x 3.61m)

This spacious and inviting extended lounge/diner features a large double-glazed window to the rear and double-glazed patio doors to the side filling the room with natural light, gas fire with stone surround & hearth, coving to ceiling, three radiators & fitted carpet.



Fitted Kitchen

11'4" x 10'9" (3.45m x 3.28m)

Double glazed window to the rear elevation, range of wall & base units with laminate worktop over, stainless steel sink & drainer with mixer tap, tiled surround, built in NEFF double oven & induction hob with extractor over, fridge, dishwasher, spot light lighting, radiator, tiled flooring & single glazed door into utility room.



Utility Room

8'4" x 5'10" (2.54m x 1.78m)

Double glazed window & door to the rear elevation, wall & base units, plumbed for washing machine, under counter freezer, door to garage & tiled flooring.

Bedroom One

11'11" x 10'0" (3.63m x 3.05m)

A good sized double bedroom with double glazed window to the front elevation, radiator & fitted carpet.



Bedroom Two

8'10" x 8'10" (2.69m x 2.69m)

Another Double bedroom with two double glazed windows to the side & front elevation, radiator & fitted carpet.

Bedroom Three

9'0" x 7'10" (2.74m x 2.39m)

Double glazed window to the side elevation, radiator & fitted carpet.



Bathroom

7'10" x 6'112 (2.39m x 1.83m)

Frosted single glazed window to internal front porch, panelled bath with electric shower over, low flush WC, pedestal wash hand basin, cupboard housing hot water tank, part tiled walls, radiator & vinyl flooring.

Outside

Front Garden

Lawned front garden featuring well-maintained, stocked borders adorned with a variety of bushes and plants. There is a generous driveway providing ample parking space, leading to the garage.



Rear Garden

Spacious lawned rear garden featuring beautifully stocked borders with an array of bushes, plants, and trees. The garden includes a paved patio area ideal for outdoor entertaining, along with a greenhouse, a wooden shed for storage, and boundaries defined by fencing and hedges for added privacy.



Garage

18'0" x 9'0" (5.49m x 2.74m)

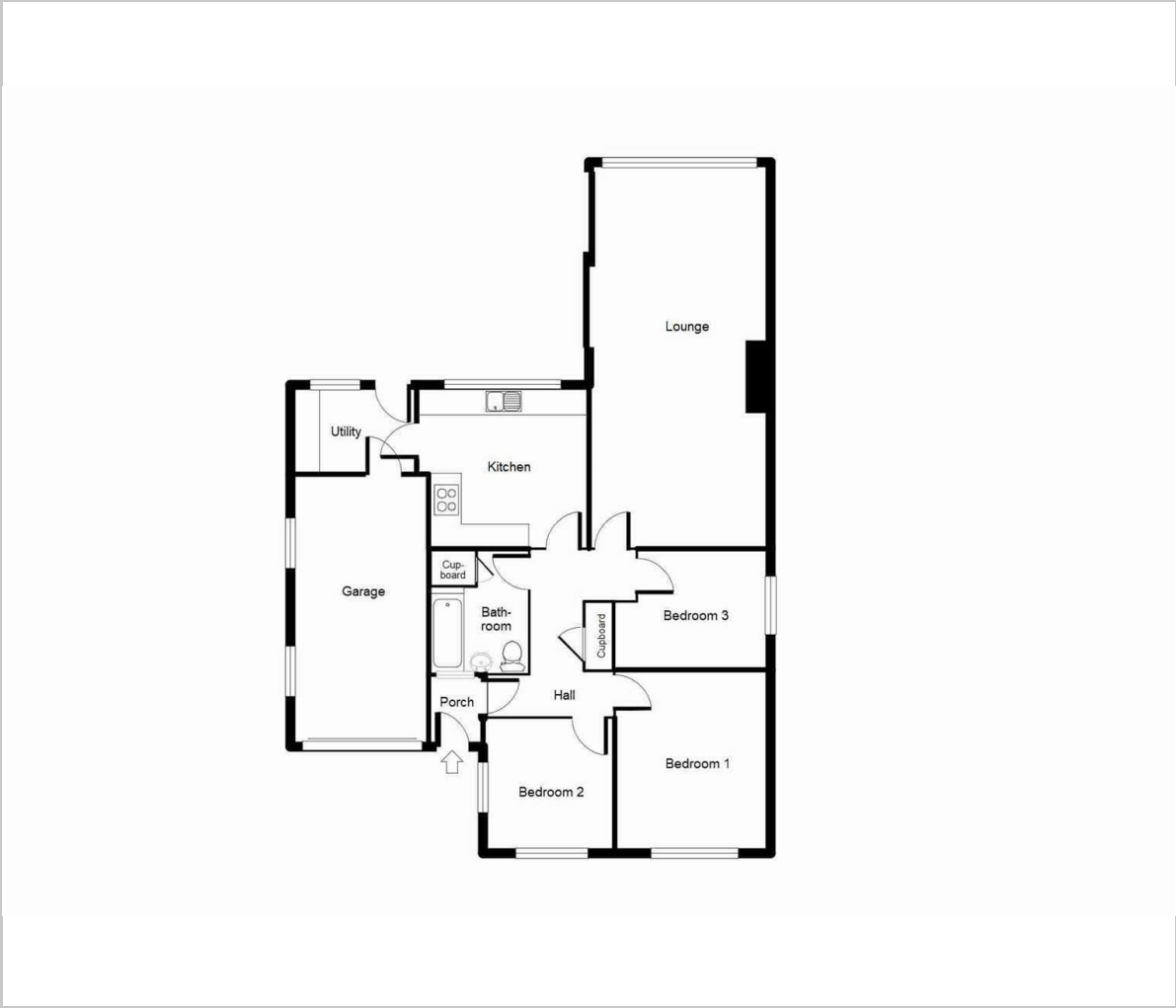
Garage with wall mounted boiler, electric roller shutter door, power & lighting, door to utility room.

Council Tax

Erewash D



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

