



DERBYSHIRE PROPERTIES



St Wilfrids Road, West Hallam, Derbyshire DE7 6HG
£450,000 - Freehold



PROPERTY DESCRIPTION

Spacious Four-Bedroom Dormer Bungalow in Popular Village Location – No Upward Chain!

Derbyshire Properties are pleased to present this deceptively spacious four-bedroom dormer bungalow, offered to the market with no upward chain and located in the ever-popular village of West Hallam.

The property offers versatile accommodation throughout and briefly comprises: a welcoming entrance hallway, spacious lounge, modern fitted kitchen-diner, additional family room, two well-proportioned ground floor bedrooms, and a contemporary family bathroom.

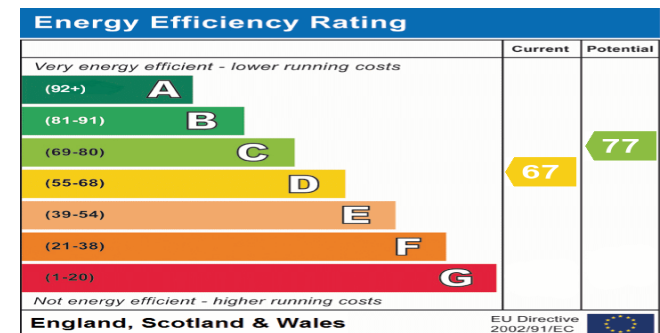
Upstairs, the first-floor landing gives access to two further bedrooms and a second bathroom, ideal for growing families or those needing extra space for guests or home working.

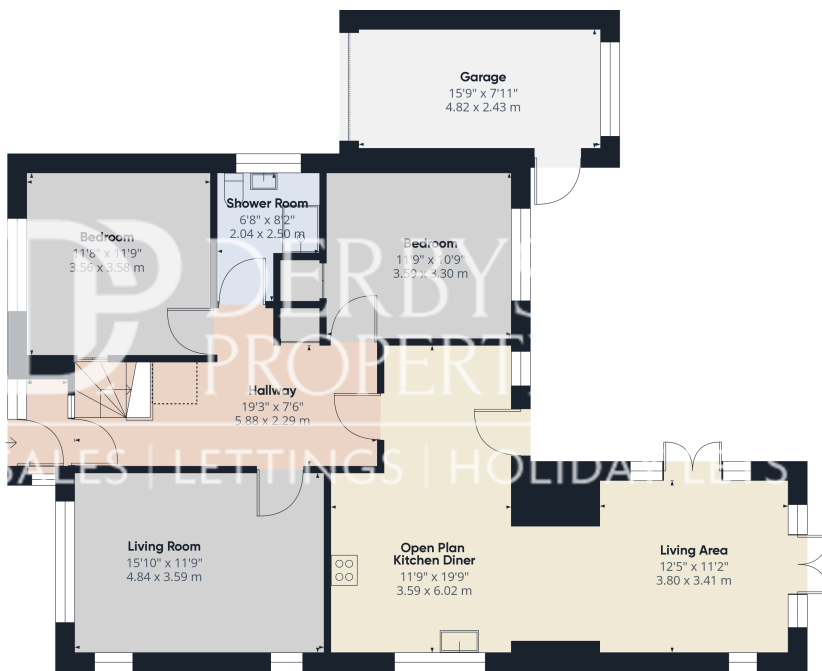
Externally, the property benefits from a driveway providing ample off-street parking, leading to a detached garage. To the rear is a generously sized and fully enclosed garden, perfect for entertaining, or simply enjoying the outdoor space.

An internal viewing is highly recommended to fully appreciate the size, layout, and potential of this lovely home.

POINTS OF INTEREST

- Spacious four-bedroom dormer bungalow
- Offered with no upward chain
- Two ground floor double bedrooms and family bathroom & Two additional first-floor bedrooms with second bathroom
- Modern fitted living kitchen-diner and separate lounge
- Driveway parking for multiple vehicles and detached garage
- Enclosed rear garden offering privacy and outdoor enjoyment
- Sought-after village location in West Hallam, close to local amenities
- Easy access to Ilkeston, Derby, Nottingham and major road links
- Council Tax Band D





Ground Floor



Approximate total area⁽¹⁾
1203.08 ft²
111.77 m²

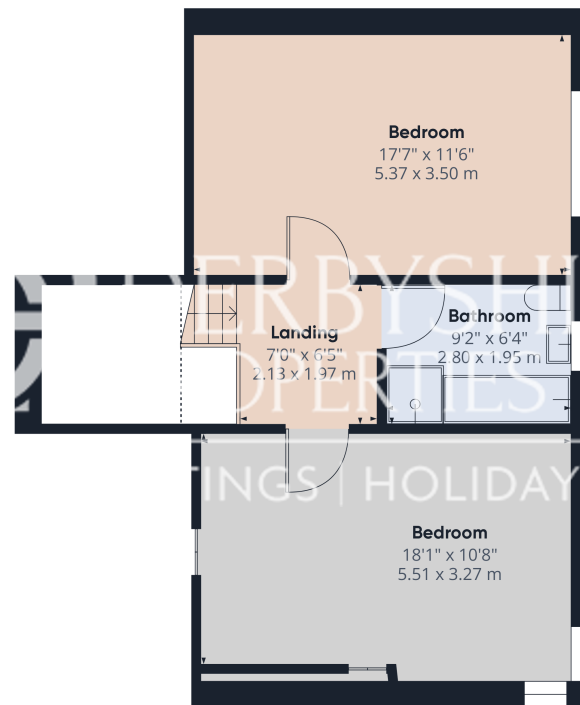
Reduced headroom
7.43 ft²
0.69 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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Floor 1



Approximate total area⁽¹⁾
513.22 ft²
47.68 m²

Reduced headroom
41.33 ft²
3.84 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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