



**DERBYSHIRE**  
PROPERTIES  
- SALES & LETTINGS -





**St. Wilfrids Road, West Hallam, Derbyshire DE7 6HG**  
**£475,000 - Freehold**



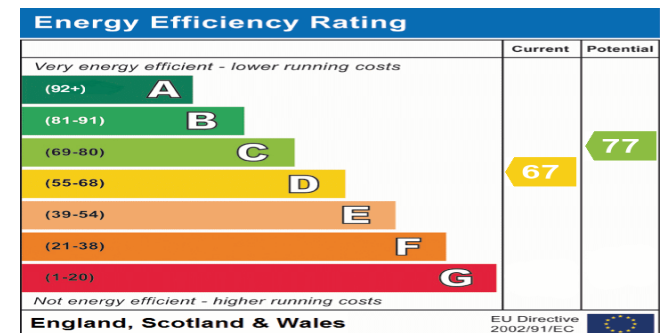


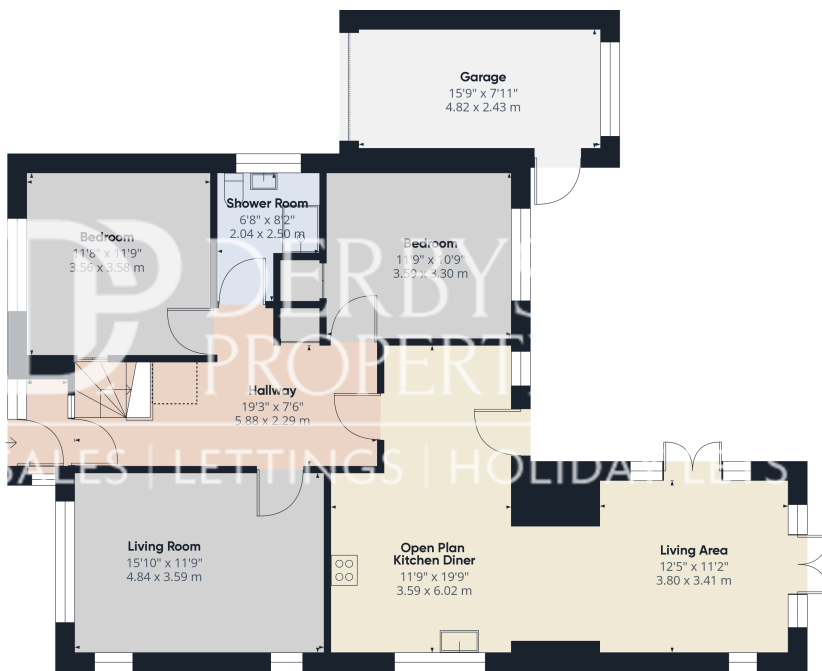
## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer to the market, with no upward chain, this deceptively spacious dormer bungalow situated in the popular village of West Hallam. The accommodation in brief comprises: Entrance hallway, lounge, fitted kitchen-diner, family room, two bedrooms and bathroom to the ground floor whilst to the first floor landing there are two additional bedrooms and a family bathroom. Outside there is a driveway to the front elevation providing ample off the road car standing this leads to the detached garage and to the rear there is a good sized enclosed garden. Internal viewing is essential to appreciate the quality and size of accommodation on offer!

## POINTS OF INTEREST

- Exceptional Detached Family Home
- Fitted Kitchen-Diner
- Ground Floor Bathroom
- Two Double Ground Floor Bedrooms
- Two Double First Floor Bedrooms
- Driveway Providing Off The Road Car Standing
- Good Sized Private Garden At the Rear
- No Upward Chain
- Council Tax Band D





Ground Floor



Approximate total area<sup>(1)</sup>  
1203.08 ft<sup>2</sup>  
111.77 m<sup>2</sup>

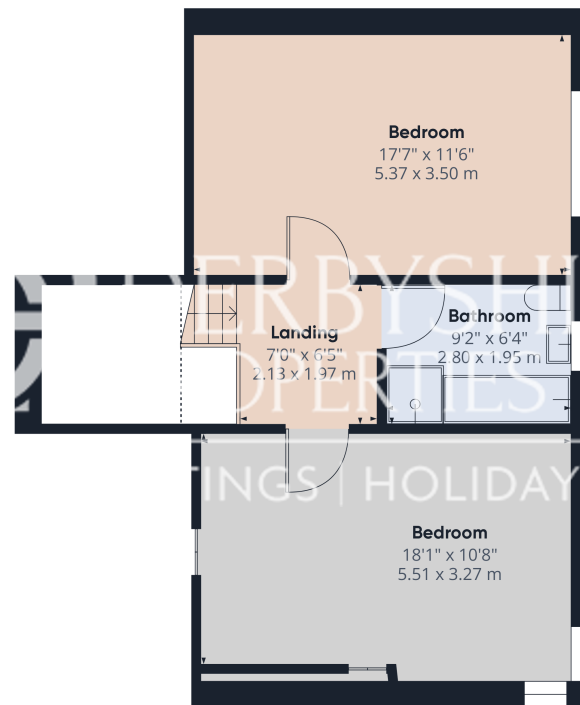
Reduced headroom  
7.43 ft<sup>2</sup>  
0.69 m<sup>2</sup>

(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<sup>(1)</sup>  
513.22 ft<sup>2</sup>  
47.68 m<sup>2</sup>

Reduced headroom  
41.33 ft<sup>2</sup>  
3.84 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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