

High Lane East, West Hallam, Derbyshire. DE7 6HW

£450,000 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this individually designed and well-proportioned three-bedroom detached bungalow, occupying a secluded position accessed via a private driveway from High Lane East. Offering generous and versatile accommodation throughout, the property is ideal for those looking to downsize without compromising on space or privacy. The internal layout briefly comprises a welcoming entrance hall leading to an inner hallway, providing access to a shower room, family bathroom, kitchen/dining room, spacious living room, conservatory, and three well-proportioned bedrooms. Externally, the property benefits from a low-maintenance frontage with a substantial driveway providing ample off-road parking and leading to an attached garage with an up-and-over door. To the rear is a private and enclosed garden, mainly laid to lawn with patio areas and mature boundaries offering a high degree of privacy.

FEATURES

- Large Detached Bungalow
- Private Secluded Location
- 3 Bedrooms
- Large Living Room
- Conservatory
- Kitchen/Diner
- Large Driveway & Garage
- Landscaped Private Gardens
- Viewing Essential
- Council Tax Band E



ROOM DESCRIPTIONS

Entrance Hall/Inner Hall

Entered via a UPVC door with adjoining obscured side panel, this light and welcoming space features a wall-mounted radiator with decorative cover, ceiling loft access, and doors providing access to all rooms. The loft access offers a pull down ladder and also houses the gas combination boiler.

Shower Room

Fitted with a modern shower enclosure with mains-fed shower and attachment, fully tiled walls, obscured double glazed window to the side elevation, spotlights, extractor fan, and a heated towel rail.

Bathroom

Comprising a three-piece suite including a panelled bath with shower attachment over, concealed WC, and vanity wash hand basin. Fully tiled walls and flooring, obscured double glazed window, spotlights, and extractor fan.

Kitchen/Diner

A spacious and well-equipped room fitted with a range of matching wall and base units with work surfaces incorporating a one-and-a-half bowl sink with drainer and mixer tap. Features include a large gas range with extractor canopy over, integrated dishwasher, fridge and freezer, tiled flooring, radiator with decorative cover, and ample space for a dining table. Double glazed window and door provide access to the rear garden.

Living Room

A generously sized reception room featuring a double glazed window to the side elevation and patio doors leading into the conservatory. Additional features include decorative coving, wall lighting, TV point, and radiators. The focal point is a wall-mounted living flame effect gas fire with decorative surround and raised hearth.

Conservatory

Constructed on a brick base with double glazed windows and a pitched roof, this pleasant additional living space enjoys views over the rear garden and has French doors opening onto the patio.

Bedroom 1

Double glazed window to the front elevation, radiator, and fitted wardrobes providing excellent storage and hanging space.

Bedroom 2

Double glazed window to the front elevation, radiator, and fitted shelving.

Bedroom 3

Double glazed window to the side elevation, radiator, and space for freestanding furniture.

Outside

To the front, the property offers a low-maintenance gravelled garden with a feature circular patio and mature planting providing privacy. There is also a paved seating area and decorative wishing well.

A generous tarmac driveway to the side provides off-road parking for multiple vehicles and leads to the attached brick-built garage with power and lighting.

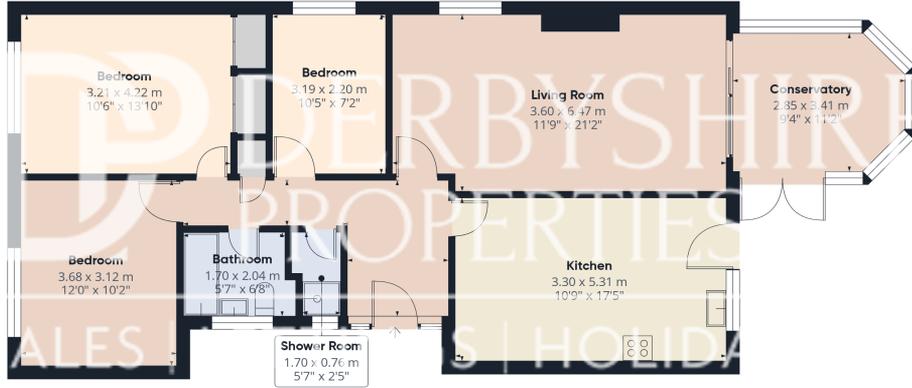
The rear garden is mainly laid to lawn and benefits from a high degree of privacy, enclosed by mature shrubs and trees. There is a paved patio area immediately to the rear of the property, along with additional seating areas positioned throughout the garden. Further features include raised flower beds, established borders, and a central water feature, creating a pleasant and tranquil outdoor space.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN



Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
 115.5 m²
 1244 ft²

(1) Excluding balconies and terraces

Calculations reference the NICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360