

High Lane West, West Hallam. DE7 6HP

£725,000 Freehold

FOR SALE



**DP** DERBYSHIRE  
PROPERTIES  
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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this beautifully presented and spacious period detached home, situated in the highly sought-after village of West Hallam. Having undergone a comprehensive renovation, the property now offers generously proportioned and stylishly appointed accommodation, perfectly designed for modern family living.

The ground floor comprises an inviting entrance hall, a formal dining room, a snug, and an extended living room. At the heart of the home is an impressive open-plan living kitchen with a separate utility room leading to a guest cloakroom/WC, providing a superb space for both everyday family life and entertaining.

Upstairs, a spacious landing leads to five well-proportioned bedrooms, including a principal bedroom suite with an ensuite shower room and dressing area, alongside a family bathroom.

Externally, the property occupies a substantial plot, featuring a large frontage with off-road parking for multiple vehicles and a beautifully maintained private rear garden enclosed on all sides with a detached brick-built outbuilding currently used as an office.

This exceptional home is ideally suited for families or extended families looking for a stylish, ready-to-move-in property in a desirable village location.

An early internal inspection is highly recommended to avoid disappointment.

## FEATURES

- Superb Period Detached Home
- 5 Bedrooms
- En-Suite + Dressing Room
- Large Private Landscaped Gardens
- Beautifully Presented Throughout
- Large Fronted With Ample Parking
- Sought After Village Location
- View Absolutely Essential!
- Council Tax Band E



# ROOM DESCRIPTIONS

## Ground Floor

### Entrance Hall

Entered via a composite door from the front elevation, this welcoming entrance hall features a charming archway leading into a light and airy reception space. Tiled flooring flows throughout, with a carpeted staircase rising to the first floor, and a wall-mounted radiator with decorative cover adds a finishing touch of style and practicality.

### Snug

The snug features a double-glazed bay window to the front elevation with bespoke fitted shutters, allowing natural light to fill the room. A wall-mounted radiator, TV point, with in-built Bose surround-sound speakers and decorative ceiling coving add both comfort and character. The focal point of the room is a modern, remotely operated plasma-style gas fire, creating a cozy and inviting atmosphere.

### Dining Room

A spacious room with dedicated areas for both formal dining and seating area for relaxation, featuring a large double-glazed bay window to the front elevation, complete with bespoke fitted shutters. Decorative coving to the ceiling and a wall-mounted radiator.

### Open Plan Living Kitchen

The property boasts a superbly appointed bespoke kitchen, fitted with a range of wall and base units complemented by Corian work surfaces, including a moulded sink with mixer tap and stylish splashback tiling. Integrated appliances include a double oven, a large ceramic induction hob with extractor canopy, dishwasher and a fridge. Tiled flooring and ceiling spotlights complete this elegant and highly functional space.

The adjoining dining and living area continues the tiled flooring and is flooded with natural light from a striking pitched glass ceiling. There is a large island which is perfect for entertaining. Two vertical radiators, a TV point, and French doors with adjoining side panels provide seamless access to the rear garden, creating a perfect blend of contemporary living and indoor-outdoor flow.

### Living Room

The living room features a TV point, and tiled flooring with underfloor heating. Double-glazed French doors, flanked by adjoining windows to the rear elevation, provide plenty of natural light and direct access to the garden, creating a bright and inviting space.

### Utility Room

The utility room is fitted with wall and base units, offering useful storage, and provides space for a fridge freezer, washing machine, and tumble dryer. It features a worktop with a stainless steel sink and drainer, a double-glazed door giving access to the rear garden, and an internal door leading to the downstairs WC. A wall-mounted boiler and radiator complete the practical and functional space.

### Guest Cloakroom

Fitted with a low-level WC and a pedestal wash hand basin with a tiled splashback. It features tiled flooring, a wall-mounted radiator, and an extractor fan.

## First Floor

### Landing

Accessed from the entrance hall, the spacious landing provides doors to all five bedrooms and the family bathroom. It features loft access via a pull-down ladder, a radiator, and decorative coving, offering both practicality and a touch of character.

## Bedroom 1

This bright bedroom features a double-glazed window to the rear elevation, overlooking the garden and enjoying distant views. It is fitted with a wall-mounted radiator and a TV point, providing a comfortable and functional living space.

Adjoining the bedroom is a generous walk-in wardrobe/dressing room, fitted with shelving and hanging rails, with loft access and lighting, offering excellent storage and dressing facilities.

### Ensuite

The ensuite is beautifully appointed with a contemporary three-piece suite, comprising a WC, vanity unit, and a walk-in wet room style shower with central drainage and a mains-fed shower, complemented by a glass screen, fully tiled walls and floor, chrome heated towel rail, illuminated anti mist mirror, ceiling spotlights, an extractor fan, and an obscured double-glazed window, the room combines style, functionality, and modern convenience.

## Bedroom 2

Double glazed window to the front elevation, decorative coving and fitted sliding mirrored wardrobes.

## Bedroom 3

Double glazed window to the front elevation, wall mounted radiator, decorative coving and storage recess.

## Bedroom 4

Double glazed window to the rear elevation, wall mounted radiator and storage recess.

## Bedroom 5

Double-glazed window to the front elevation, a wall-mounted radiator, and decorative wall lighting, offering a bright and adaptable space to suit a variety of needs.

## Family Bathroom

The family bathroom features a contemporary four-piece suite, comprising a WC, pedestal wash hand basin, panelled whirlpool bath, and a separate shower enclosure with a wall-mounted electric shower. The room benefits from fully tiled flooring, a heated towel rail, ceiling spotlights, an extractor fan, and an obscured double-glazed window, combining both style and practicality.

## External

### Outside

The property is approached via mature planting to all boundaries, with a pressed concrete driveway providing off-road parking for numerous vehicles, complemented by established flowerbeds and borders. Timber side gates lead through to the rear garden on both sides of the property.

The superb rear garden begins with a large paved patio area bordered by well-stocked planting, creating an inviting outdoor space for entertaining or relaxing.

A brick-built outbuilding, complete with light and power, offers a variety of potential uses and currently used as an office. There is also a shed with electricity and a private summerhouse at bottom of garden.

There lies a generous lawn, framed by conifer screening and mature planting along the neighbouring boundaries, along with additional flowerbeds and a further patio area, all benefiting from external lighting and power.



# FLOORPLAN & EPC

