

Station Road, West Hallam, Derbyshire. DE7 6GX

£400,000 Freehold

FOR SALE



**DP** DERBYSHIRE  
PROPERTIES  
- SALES & LETTINGS -



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this beautiful example of a period Victorian semi-detached family home benefiting from extensions and loft conversion. The house boasts charm and character throughout with original features from the period. The property briefly comprises:- entrance vestibule, Reception hall, living room, WC, boot room, sitting room, kitchen and utility room (currently being used as an office). To the first floor:- A landing leads to 3 bedrooms, family bathroom and en-suite to master bedroom. The second floor (loft conversion) offers two further double bedrooms. Externally the property provides parking for two vehicles to the front elevation and an area of land to the rear of the property provides additional parking or the potential for a garage. The rear garden is mainly laid to lawn with a large paved entertaining terrace and garden shed. We believe the property would ideally suit large families and extended families and an early internal inspection should be undertaken to avoid disappointment.

## FEATURES

- Superb Victorian Semi Detached Home
- 5 Bedrooms & 2 Reception Rooms
- Off Street Parking To Front & Rear
- 3 Bathrooms
- Private Enclosed Rear Garden
- Great Loft Conversion Creating 2 Double Bedrooms
- Ideal Family Home
- Viewing Essential To Appreciate Character And Charm
- Sought After Village Location
- COUNCIL TAX BAND B



# ROOM DESCRIPTIONS

## Entrance

Entered via a composite door from the front elevation with feature arch, wood floor covering and internal door with glass insert leading through to the reception hall.

## Reception Hall

With wood floor covering, carpeted staircase to the 1st floor landing, wall mounted radiator, decorative coving, feature original archway and internal doors leading to all downstairs rooms.

## WC

Located beneath the stairs is this useful downstairs WC with modern fittings to include a low-level WC and corner mounted vanity unit with tiled splashback.

## Boot Room

With double glazed window to the side elevation, coat storage and wood floor covering.

## Living Room

5.17m x 3.84m (17' 0" x 12' 7") With wood floor covering, large double glazed bay window to the front elevation, decorative coving and wall lighting, shelving and TV point. The feature focal point of the room is a gas 'living flame effect' stainless steel fireplace with modern decorative surround, backdrop and raised hearth.

## Sitting / Dining Room

4.23m x 3.75m (13' 11" x 12' 4") With double glazed window to the side and rear elevations creating high levels of natural light. Wall mounted shelving, decorative coving, wall mounted radiator and TV point. The focal point of this room is an inset log burner with raised polished hearth.

## Kitchen

3.96m x 3.20m (13' 0" x 10' 6") Mainly comprising of range of matching wall and base mounted units with granite worksurfaces incorporating a sunken one and a half bowl stainless steel sink with feature hot water tap. Under counterspace plumbing for dishwasher, stainless steel gas range with splashback and stainless steel extract canopy over, wood floor covering, under cupboard lighting, double glazed window to the side elevation, space for American style fridge freezer and leading to:-

## Utility Room (currently being used as an office)

2.82m x 2.76m (9' 3" x 9' 1") Comprising of base and wall mounted units with countertop with under counter space and plumbing for washing machine and tumble dryer, the continuation of the wood floor covering from the hall and kitchen, warm mounted radiator, double glazed window to the side elevation and double glazed doors leading out on to a rear garden terrace.

## First Floor

### Landing

Accessed via the reception hall with internal doors leading to 3 bedrooms and family bathroom.

### Master Suite

4.31m x 4.09m (14' 2" x 13' 5") With double glazed window to the rear elevation overlooking the rear garden, wall mounted radiator, space for bedroom furniture and internal door leading to:-

### En-suite

A modern three-piece white suite contains a low-level WC, slimline vanity unit with inset sink and corner shower enclosure with wall mounted electric shower and attachment over. Decorative coving to ceiling, extractor fan, wall mounted chrome heated towel rail, wood floor covering and double glazed obscured window.

## Bedroom 2

4.26m x 2.73m (14' 0" x 8' 11") With double glazed windows to the front elevation, wall mounted radiator.

## Bedroom 3

4.24m x 2.08m (13' 11" x 6' 10") With double glazed window to the front elevation and wall mounted radiator.

## Bathroom

3.14m x 2.26m (10' 4" x 7' 5") This sizable bathroom briefly comprises of a low-level WC, large vanity unit with tiled splashback and inset sink, double ended bath with centrally mounted taps and separate shower enclosure with mains fed shower and attachment over. Wood floor covering, wall mounted chrome heated rail, radiator, ceiling mounted extractor fan and double glazed obscured window to side elevation

## Second Floor

### Landing

Accessed via the first floor landing with two internal doors giving access to 2 further double bedrooms.

### Bedroom 4

5.07m x 3.79m (16' 8" x 12' 5") Located to the rear aspect and having two large Velux windows.

### Bedroom 5

5.06m x 2.51m (16' 7" x 8' 3") With two Velux windows to the front elevation, feature alcove and storage located in the eaves.

## External

### Outside

To the front elevation is a block paved driveway that provides parking for two vehicles. To the side elevation is a shared access driveway that is owned jointly with the neighbouring property that allows for access to the rear garden where two further parking spaces can be found. (Potential for garage).

The garden would ideally suit children and families and offers a full paved entertaining terrace, large lawn all enclosed by timber fence boundaries and useful timber garden shed.

## 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 & EPC

