



£349,950

High Lane West, Ilkeston DE7 6HQ

Detached Bungalow | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Traditional Detached Bungalow With No Upward Chain Involved
- Situated On A Generous Sized Plot
- Lounge & Dining Area
- Kitchen
- Two Bedrooms
- Bathroom
- Further Bedroom And Shower Room To The Loft Space
- Detached Garage With Remote Up And Over Door
- Large Garden At Rear With Summer House

## Property Description

Derbyshire Properties are delighted to offer to the market this detached bungalow on this generous sized plot located in the popular location of West Hallam and with no upward chain.

## Main Particulars

Derbyshire Properties are delighted to offer to the market this detached bungalow on this generous sized plot located in the popular location of West Hallam and with no upward chain. The accommodation in brief comprises: Entrance hallway, good sized lounge-diner, kitchen, two bedrooms and bathroom to the ground floor whilst to the first floor there is a further bedroom and shower room. Outside there is a good sized block paved driveway and flower beds to the front, block paved driveway runs to the side and to the detached garage with remote up and over door, at the rear there is a good sized lawned and paved garden with summer house.

### Entrance Hallway

With double glazed entrance door to the front elevation, fitted plate rack, radiator.

### Lounge/Diner

8.13m x 3.86m reducing to 2.49m (26'8" x 12'8" red - With double glazed bay window to the front elevation, two radiators, living flame gas fire set on cornish slatehearth with copper canopy above, coving and fitted plate rack, double glazed window to the rear elevation, stairs leading up to the first floor landing.

### Kitchen

4.39m x 1.96m (14'5" x 6'5") - Comprising a range of wall, base and drawer units incorporating working surfaces over, inset sink unit, fitted oven, hob and extractor fan, plumbing for automatic washing machine, double glazed window to the rear elevation, double glazed side entrance door.

### Bedroom One

4.17m x 3.89m (13'8" x 12'9") - With double glazed bay window to the front elevation, fitted wardrobe incorporating dressing table, headboard and bedside cabinets, radiator.

### Bedroom Two

3.76m x 2.31m (12'4" x 7'7") - With double glazed window to the rear elevation, radiator.

### Bathroom

2.54m x 2.03m (8'4" x 6'8") - Comprising a three piece suite of low level w.c, pedestal wash hand basin, corner bath, tiling to the walls, airing cupboard with radiator, double glazed window to the rear elevation, radiator.

### First Floor Landing

With access to the bedroom and shower room.

#### Bedroom

3.20m x 3.40m (10'6" x 11'2") - With double glazed velux window to the rear elevation, radiator.

#### Shower Room

Comprising a three piece suite of low level w.c, wash hand basin set into vanity unit, shower enclosure with electric shower, eves storage space.

#### Outside

The property is set on a generous plot overall with good sized block paved drive to the front which extends to the side providing further parking and leads to the detached garage with remote up and over door. At the rear there is a good sized lawned garden with shrubbery and summer house, access to the garage.







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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



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