



£400,000

St Wilfrids Road, Ilkeston DE7 6HG

Bungalow | 4 Bedrooms | 2 Bathrooms

01773 832355

DERBYSHIRE  
PROPERTIES  
SALES & LETTINGS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)







# Step Inside

---

## Key Features

- Spacious four-bedroom dormer bungalow
- Offered with no upward chain
- Two ground floor double bedrooms and family bathroom & Two additional first-floor bedrooms with second bathroom
- Modern fitted living kitchen-diner and separate lounge
- Driveway parking for multiple vehicles and detached garage
- Enclosed rear garden offering privacy and outdoor enjoyment
- Sought-after village location in West Hallam, close to local amenities
- Easy access to Ilkeston, Derby, Nottingham and major road links
- Countryside Views and Walking Distance to Shipley Country Park
- Council Tax Band D

## Property Description

Derbyshire Properties are pleased to present this deceptively spacious four-bedroom dormer bungalow, offered with no upward chain and located in the sought-after village of West Hallam. The property features versatile, light and spacious ground floor living, a private rear garden, ample off-road parking, with countryside views and easy access to a range of local amenities.

## Main Particulars

Spacious Four-Bedroom Dormer Bungalow in Popular Village Location – No Upward Chain!

Derbyshire Properties are pleased to present this deceptively spacious four-bedroom dormer bungalow, offered to the market with no upward chain and located in the ever-popular village of West Hallam, with countryside views.

The property offers versatile accommodation throughout and briefly comprises: a welcoming entrance hallway, spacious lounge, modern fitted kitchen-diner, additional family room, two well-proportioned ground floor bedrooms, and a contemporary family bathroom.

Upstairs, the first-floor landing gives access to two further bedrooms and a second bathroom, ideal for growing families or those needing extra space for guests or home working.

Externally, the property benefits from a driveway providing ample off-street parking, leading to a detached garage. To the rear is a generously sized and fully enclosed garden, perfect for entertaining, or simply enjoying the outdoor space.

An internal viewing is highly recommended to fully appreciate the size, layout, and potential of this lovely home.

### Location

Situated in the heart of West Hallam, this property enjoys a peaceful village setting while still offering convenient access to a range of local amenities including shops, cafes, a post office, and highly regarded primary schools. The area is well-served by local bus routes and provides easy commuter links to Ilkeston, Derby, and Nottingham, as well as access to major road networks such as the A52 and M1. Nearby beauty spots including Shipley Country Park and Straws Bridge Nature Reserve offer excellent opportunities for walking and outdoor leisure.

### Ground Floor

#### Entrance

#### Hallway

#### Living Room

4.84m x 3.59m (15' 11" x 11' 9")

Open Plan Living Kitchen

Kitchen-Diner Area

6.02m x 3.59m (19' 9" x 11' 9")

Living Area

3.80m x 3.41m (12' 6" x 11' 2")

Bedroom

3.59m x 3.30m (11' 9" x 10' 10")

Shower Room

2.5m x 2.04m (8' 2" x 6' 8")

Bedroom

3.58m x 3.56m (11' 9" x 11' 8")

First Floor

Landing

Bedroom

5.37m x 3.50m (17' 7" x 11' 6")

Bedroom

5.51m x 3.27m (18' 1" x 10' 9")

Bathroom

2.80m x 1.95m (9' 2" x 6' 5")

External

Outside

Garage

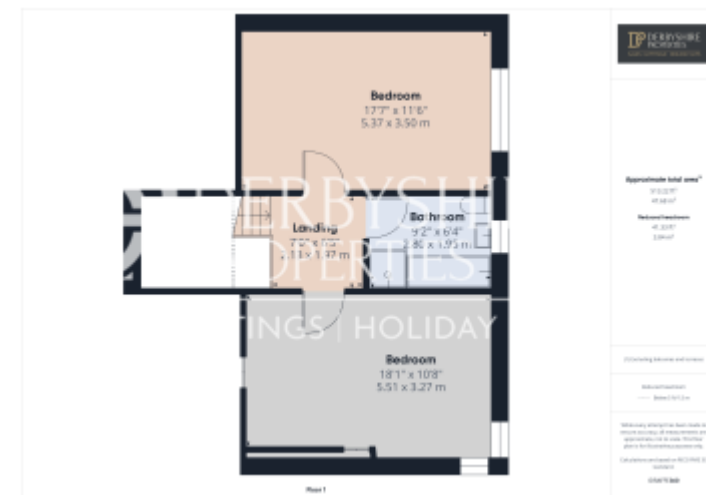
4.82m x 2.43m (15' 10" x 8' 0")

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.

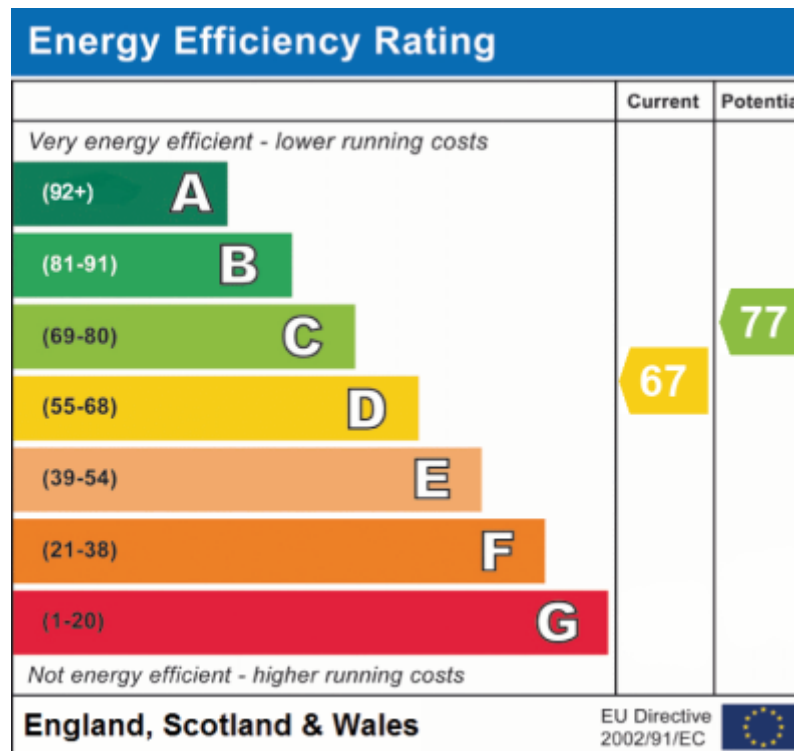




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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





Telephone: 01773 832355

 **DERBYSHIRE  
PROPERTIES**  
= RAMP & RENTALS =

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)