



£325,000

Henley Way, Ilkeston DE7 6LU

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- 4/5 Bedroom Detached Family Home
- Conservatory & Downstairs WC
- Downstairs Bedroom With En-Suite
- Driveway
- Front & Rear Gardens
- Highly Regarded Village
- Useful Road Links
- Close To Schools
- Ideal Family Purchase
- Council Tax Band D

## Property Description

Located in the desirable village of West Hallam, this spacious and extended detached family home offers four/five bedrooms, flexible living space and a private garden with driveway parking.

## Main Particulars

Derbyshire Properties are pleased to present this spacious and versatile four/five-bedroom detached family home, located in the highly sought-after village of West Hallam. Offering generous living accommodation throughout, the property is ideal for growing families and those in need of flexible space. The ground floor comprises an inviting entrance hallway, versatile home office, or fifth bedroom complete with an en-suite shower room – ideal as a teenager or granny annex – a spacious living room, separate dining room, conservatory, well-appointed kitchen, utility room, and a cloakroom/WC. Upstairs, the landing provides access to four well-proportioned bedrooms and a modern family bathroom.

Outside, the property enjoys a front garden with driveway parking, while the enclosed rear garden features a patio and lawn, offering a great space for outdoor entertaining or family time.

This well-maintained home is perfectly suited to family living, and an internal inspection is highly recommended to fully appreciate the space and potential it offers.

### Ground Floor

#### Entrance

Accessed via a double-glazed door to the front elevation, with a side-facing window, wood flooring, and a wall-mounted radiator with decorative cover. Internal doors lead to the downstairs bedroom/sitting room.

#### Living Room

4.84m x 3.43m (15' 11" x 11' 3") Featuring a double-glazed window to the front elevation, wall-mounted radiator, TV point, and decorative ceiling coating, the focal point of the room is a plasma-style electric fireplace. An internal door provides access to:-

#### Dining Room

2.96m x 2.86m (9' 9" x 9' 5") Featuring coving to the ceiling, a wall-mounted radiator with cover, an internal door to the kitchen, and double-glazed patio doors providing access to:

#### Conservatory

5.16m x 3.40m (16' 11" x 11' 2") Constructed with a brick base, UPVC units, and a pitched roof, this sizable conservatory is currently used as a dining and living space. It features a tiled floor and double-glazed French doors to the side elevation

#### Kitchen

4.48m x 2.86m (14' 8" x 9' 5")

The kitchen is fitted with a range of matching wall and base units topped with modern flat-edged work surfaces, incorporating a stainless steel sink and drainer with mixer tap. Integrated appliances include a gas hob with stainless steel extractor hood, an oven, and a microwave, with space provided for an American-style fridge freezer. There is also under-counter plumbing for both a washing machine and dishwasher. The room benefits from a tiled floor, a wall-mounted radiator, and double-glazed windows to the rear elevation. An internal door leads to a useful understairs storage area with hanging and shelving space and a further door providing access to:

#### Rear Hallway

Door to the side elevation. tiled floor covering.

#### WC

Featuring a low-level WC, pedestal wash handbasin, wall-mounted double radiator, and tiled walls and floor, with a double-glazed obscured window to the side elevation.

#### Home Office / Bedroom Five

2.38m x 3.91m (7' 10" x 12' 10") This versatile home office, or fifth bedroom features a double-glazed window to the front elevation, decorative ceiling coving, a wall-mounted radiator, and an internal door providing access to:

#### Shower Room

The bathroom is fitted with a WC, pedestal wash handbasin, and shower tray. Walls feature partial tiling.

#### First Floor

#### Landing

Accessed via the dining room, with internal doors leading to all bedrooms and the bathroom, and a ceiling-mounted loft access point.

#### Bedroom One

4.92m x 3.43m (16' 2" x 11' 3") With a double-glazed window to the front elevation, wall-mounted radiator, and fitted wardrobes with sliding mirrored doors.

#### Bedroom Two

3.51m x 2.90m (11' 6" x 9' 6") With a double-glazed window to the rear elevation, wood flooring, wall-mounted radiator, and a fitted wardrobe providing ample storage.

#### Bedroom Three

3.85m x 2.49m (12' 8" x 8' 2") With a double-glazed window to the front elevation, TV point, wall-mounted radiator, and space for bedroom furniture.

#### Bedroom Four

3.49m x 2.21m (11' 5" x 7' 3") Featuring a double-glazed window to the rear elevation, a wall-mounted radiator, and a TV point.

#### Family Bathroom

2.25m x 2.03m (7' 5" x 6' 8") Comprising a WC, pedestal wash handbasin, and a wood-panelled bath with shower and additional attachment, complemented by a glass shower screen. Partially tiled walls, double-glazed obscured window, wall-mounted radiator, and tiled floor.

External

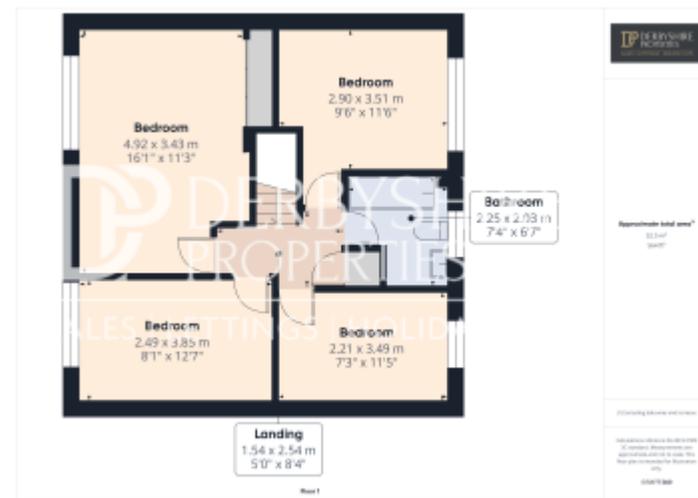
Outside

The property features a small front garden, mainly laid to lawn. A double-width block-paved driveway provides parking for two vehicles. To the rear, the garden offers a modern paved entertaining terrace, complemented by two lawn areas enclosed by timber fence boundaries. Additionally, there is a second patio area, an outside tap, and security lighting.

Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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