



**DERBYSHIRE**  
PROPERTIES  
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£300,000

Henley Way, West Hallam DE7 6LU

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- South facing, mostly walled, completely enclosed rear garden.
- Corner plot with gardens at the front, side and rear
- Wrap Around Plot
- Four Good Sized Bedrooms & Family Bathroom
- Garage and Driveway Parking For Multiple Vehicles
- Conveniently Located Close To Local Amenities
- Detached Family Home
- Council Tax Band C

## Property Description

Derbyshire Properties are pleased to present this well-proportioned four-bedroom home, featuring generous gardens to the front, side, and rear, along with a garage, all situated in a convenient and sought-after village location.

## Main Particulars

Derbyshire Properties are pleased to present this well-proportioned four-bedroom home boasting generous gardens to the front, side, and rear—perfect for families, gardeners, or those simply seeking space and privacy. The property benefits from land ownership extending all the way around the exterior, providing excellent potential for future landscaping or extensions (subject to planning).

The property briefly comprises of: entrance hall, guest cloak room, kitchen, living room and a dining room, with patio doors leading out to the rear garden. The first-floor landing leads to four bedrooms and a family bathroom. The standout feature is the south-facing rear garden, which is mostly walled, fully enclosed, and enjoys all-day sun—ideal for relaxing, entertaining, or children's play. With four generously sized bedrooms, this property offers flexible accommodation for growing families or those needing a home office or guest space, all situated in a convenient and sought-after village location.

### Location

This property enjoys a prime position in the popular village of West Hallam, offering a great balance of peaceful village living and excellent transport links. Derby is just 7.6 miles away, Nottingham 9.8 miles, and Ilkeston railway station 3.9 miles—ideal for commuting.

Families will benefit from nearby primary and secondary schools, including Kirk Hallam Community Academy and St. John Houghton Catholic School. Local amenities include shops, doctors, takeaways, and the popular Bottle Kiln café.

A perfect mix of village charm and convenience—ideal for families and professionals alike.

### Ground Floor

#### Hallway

The hallway features comfortable carpeted flooring and a central heating radiator, creating a warm and inviting entrance. Stairs lead up to the first-floor landing, and doors provide convenient access to the WC, living room, and kitchen.

#### Living Room

4.75m x 3.54m (15' 7" x 11' 7")

The living room features a double-glazed window to the front elevation, flooding the space with natural light. Beautiful solid birch wood flooring, central heating radiator and French doors, providing seamless access to the adjoining dining room, perfect for entertaining and family living.

#### Dining Room

3.94m x 2.82m (12' 11" x 9' 3")

Featuring a continuation of the solid birch wood flooring from the living room and a central heating radiator. The double-glazed patio doors flood the space with natural

light and offer direct access to the rear garden. An adjoining door leads conveniently to the kitchen.

#### Kitchen

4.59m x 2.52m (15' 1" x 8' 3")

The kitchen features durable carpet tile flooring and is equipped with fitted wall and base units for ample storage. There are plumbing connections and designated spaces for a washing machine and dishwasher, as well as spaces for a fridge and freezer. Cooking facilities include electric or gas options. A double-glazed window overlooks the rear garden, while a double-glazed door to the side provides convenient access.

#### WC

The WC includes a low-level toilet and handwash basin, complemented by an obscured window to the side elevation for natural light and privacy.

#### First Floor

#### Landing

Accessed from the main entrance hall, the landing features a double-glazed window to the side elevation and a ceiling-mounted loft access point. Access to the airing cupboard, with heated towel rails and useful shelving. Internal doors provide access to all four bedrooms and the family bathroom.

#### Bedroom One

4.26m x 2.63m (14' 0" x 8' 8")

A double-glazed window to the front elevation, a central heating radiator, and built-in wardrobe for convenient storage.

#### Bedroom Two

3.94m x 2.66m (12' 11" x 8' 9")

A double-glazed window to the front elevation, central heating radiator, and built-in wardrobe for convenient storage.

#### Bedroom Three

2.78m x 2.41m (9' 1" x 7' 11")

Currently used as an office, it features a double-glazed window to the rear elevation and a central heating radiator.

#### Bedroom Four

3.14m x 2.76m (10' 4" x 9' 1")

A double-glazed window to the front elevation, a central heating radiator and a built-in bulkhead over the stairs.

#### Bathroom

2.20m x 1.88m (7' 3" x 6' 2")

The bathroom features a three-piece white suite comprising a WC, handwash basin, and a bath with Mira shower over. Part-tiled walls complement the space, alongside an obscured double-glazed window that provides natural light and privacy. Additional touches include a chrome towel radiator and a wall-mounted mirrored cabinet.

## External

### Outside

The property benefits from gardens to the front, side, and rear, featuring a variety of shrubs that enhance the outdoor space. Access is available via a gate at the front, a side gate by the garage, and through the patio door from the house.

To the front of the property the driveway is block paved and offers ample parking space, with side-by-side parking for two cars and additional parking for two more vehicles down the drive. A dedicated bin storage area is conveniently hidden behind the front gate.

The rear patio area is laid with attractive rippled square slabs, providing a perfect spot for outdoor seating and entertaining. There is a useful tap for gardening or outdoor cleaning.

### Garage

4.95m x 2.52m (16' 3" x 8' 3")

The brick-built garage features a metal up-and-over door, providing secure and convenient parking or storage space.

### Additional Information

- Broadband: High speed fibre broadband to the cabinet (FTTC). There are router connectors in the hall and in bedroom 3 (currently used as an office).
- There is a burglar alarm system fitted.
- Insulation: Cavity walls insulated, loft insulated. All windows and external doors are double glazed uPVC units.

### 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.
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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>		86
(69-80)	<b>C</b>	73	
(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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