



£375,000

Walton Court, West Hallam DE7 6NS

Detached House | 4 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Modern detached property offering contemporary family living.
- Located in the popular village of West Hallam, known for its community and amenities.
- Stylishly presented with spacious accommodation, ideal for family living.
- Open-plan rear extension creating a bright and versatile living/kitchen space.
- Modern Family Bathroom
- Generous driveway parking and a landscaped rear garden perfect for relaxing or entertaining.
- Early viewing highly recommended
- Council Tax Band C

## Property Description

An opportunity to acquire this superbly presented and extended four bedroom detached family home, located in the highly regarded village of West Hallam.

## Main Particulars

Derbyshire Properties are delighted to introduce for sale this beautifully presented modern detached residence, offering stylish and spacious accommodation ideal for family living. Situated within the popular village of West Hallam, the property benefits from a superb open plan rear extension, generous driveway parking and a landscaped rear garden designed for both relaxation and entertaining.

The accommodation briefly comprises: entrance hall, guest cloakroom/WC, living room and an impressive open plan living kitchen extension to the ground floor. To the first floor, a galleried landing provides access to four bedrooms and a contemporary family bathroom.

We believe the property will ideally suit growing families, and an early internal inspection is highly recommended to avoid disappointment.

### Ground Floor

#### Entrance Hall

Entered via a composite door to the front elevation, this light and inviting reception space features a carpeted staircase rising to the first floor, wall mounted radiator and stylish parquet-style flooring.

#### Guest Cloakroom/WC

Appointed with a low-level WC and vanity unit with inset wash hand basin. Spotlights to the ceiling, tiled flooring and a double glazed obscure window.

#### Living Room

With a double glazed window to the front elevation, wall mounted radiator and TV point. The focal point of the room is a wall mounted electric plasma-style fire with remote control operation.

#### Superb Open Plan Living Kitchen

A standout feature of the home, this impressive space is fitted with a range of modern base units with flat-edged work surfaces incorporating a contemporary sink unit with mixer tap. Features include ceiling spotlights, under-cupboard lighting, a modern vertical radiator and LVT parquet flooring continuing from the hallway. Integrated appliances include an electric oven, microwave and induction hob, with space for an American-style fridge freezer. A double glazed composite door provides side access.

The living and dining area has been created via a rear extension and enjoys a pitched roof ceiling with inset spotlights and Velux skylights, creating a light and airy feel. There is a wall mounted radiator, TV point and bi-fold doors opening onto the rear garden — perfect for indoor/outdoor living.

## First Floor

### Landing

Accessed from the entrance hall, with internal doors leading to all four bedrooms and the family bathroom.

### Bedroom One

Double glazed window to the front elevation, wall mounted radiator, TV point and a range of fitted wardrobes providing useful hanging and storage space.

### Bedroom Two

Double glazed window to the rear elevation, wall mounted radiator and space for wardrobes.

### Bedroom Three

Double glazed window to the rear elevation, wall mounted radiator and shelving.

### Bedroom Four

Double glazed window to the front elevation, wall mounted radiator and fitted wardrobe with shelving.

### Family Bathroom

A modern three-piece suite comprising low-level WC, vanity unit with wash hand basin and panelled bath with mains-fed shower over and glass shower screen. Parttiled walls, ceiling mounted extractor fan, double glazed obscure window and a heated towel rail/radiator combination.

### External

#### Outside

To the front of the property is a lawned garden fronting the street, alongside a wide side driveway providing off-road parking for three to four vehicles. The driveway leads to a detached garage with up-and-over door, light and power.

The enclosed rear garden is ideal for family use and entertaining, featuring a full-width porcelain patio, lawn with timber fenced boundaries, outside lighting and external tap. To the upper section of the garden is an additional entertaining terrace constructed from decking.

### 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.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	74
(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	

Telephone: 01773 832355

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