



£450,000

High Lane East, West Hallam DE7 6HY

Detached House | 4 Bedrooms | 2 Bathrooms

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Key Features

- GUIDE PRICE £450,000 - £475,000
- Generous Plot with countryside views
- Extended four-bedroom detached family home
- Master suite with walk-in wardrobe
- Four well-proportioned bedrooms
- Detached garage
- Impressive garden room, providing additional living space
- Block-paved driveway providing ample off-road parking
- Council Tax Band C

Property Description

GUIDE PRICE £450,000 - £475,000 Derbyshire Properties are delighted to present impressive and significantly extended four-bedroom detached family home, occupying a generous plot with stunning open countryside views to the rear. Situated in the highly desirable village of West Hallam, the property offers spacious and versatile accommodation.

Main Particulars

GUIDE PRICE £450,000 - £475,000

An exciting opportunity to acquire this extended four-bedroom detached family home, occupying a generous plot with stunning open countryside views to the rear.

Derbyshire Properties are delighted to present this spacious and significantly extended four-bedroom detached residence, ideally located in the highly sought-after village of West Hallam. Having been thoughtfully improved over a number of years, the property now offers versatile and modern family living throughout.

The accommodation briefly comprises: a welcoming reception hall, dining room, side entrance hall, cloakroom/WC, a well-appointed kitchen/breakfast room, utility room, and a superb extended lounge. A standout feature is the impressive garden room, providing additional living space with direct access to the rear terrace.

To the first floor, the landing leads to four well-proportioned bedrooms, including a generous master suite with walk-in wardrobe and en-suite shower room, along with a spacious family bathroom.

Externally, the property sits on a substantial plot, offering a block-paved driveway providing ample off-road parking and access to a detached garage. To the rear is a beautifully maintained garden, featuring a large paved entertaining terrace, lawned areas with established borders, and breathtaking uninterrupted countryside views.

Ground Floor

Reception Hall

Accessed via a composite front door, this light and airy entrance hall features decorative coving, wood flooring, cloak cupboard and a front-facing double-glazed window. A staircase rises to the first floor with useful under-stairs storage, complemented by a wall-mounted radiator.

Dining Room

Featuring a double-glazed window to the side elevation, this room is enhanced by wood flooring, a decorative picture rail, and a wall-mounted radiator. An understairs pantry/ cupboard which houses the mats/consumer units. A charming gas living flame-effect fire with slate surround and raised hearth.

Kitchen/Breakfast Room

Fitted with a range of modern wall and base units complemented by wood-effect work surfaces, incorporating a one-and-a-half bowl sink with mixer tap. Integrated appliances include an electric range cooker, fridge, dishwasher and washing machine. Additional features include under-cabinet lighting, wood effect LVT flooring, and a wall-mounted radiator.

Utility Room

With an obscured double-glazed window to the side elevation, space for appliances, shelving, radiator, and power supply.

Living Room

A spacious and inviting reception room accessed via double oak doors from the kitchen. Dual-aspect windows provide excellent natural light. Features include decorative lighting, picture rail, radiators, and a striking bespoke inglenook-style exposed brick fireplace with inset gas fire.

Conservatory

Constructed with a brick base and uPVC framing beneath an insulated pitched roof with two Velux skylights. Finished with tiled flooring, spotlights, and French doors opening onto the rear terrace.

First Floor

Landing

With a side-facing double-glazed window, coving, radiator, and loft access.

Master Bedroom

A generously sized room with rear-facing views over the garden and countryside beyond, radiator, walk-in wardrobe, fitted wardrobes, and access to the en-suite.

En-Suite

Comprising a three-piece suite including WC, pedestal wash basin, and shower enclosure with electric shower and obscured double-glazed window.

Bedroom Two

Front-facing double-glazed window, fitted wardrobes, and radiator.

Bedroom 3

Side-facing window, radiator, and coving.

Bedroom 4

Side-facing window, radiator, and coving.

Family Bathroom

A spacious four-piece suite including WC, panelled bath, separate shower enclosure with mains shower, and twin wash basins set within vanity storage. Additional features include partial wall tiling, spotlights, extractor fan, radiator, linen cupboard, and obscured double-glazed window.

Externally

Outside

To the front, a block-paved driveway provides ample off-road parking and leads to a detached garage with power and lighting, accessed via timber gates.


The rear garden is beautifully presented, featuring a large paved terrace ideal for entertaining, a well-maintained lawn, and established flowerbeds and borders. Additional benefits include external lighting, water supply, and truly stunning uninterrupted countryside views.

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+) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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