



£350,000

Henley Way, West Hallam DE7 6LU

Detached House | 4 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Superb modern four-bedroom detached family home
- Situated within the highly sought-after village of West Hallam
- Spacious living room and separate formal dining room
- Modern fitted kitchen with ample storage and workspace
- Ground floor guest cloakroom/WC
- Contemporary family bathroom serving four well-proportioned bedrooms
- Landscaped low-maintenance frontage with driveway and detached garage
- Beautifully landscaped private rear garden ideal for families and entertaining
- Council Tax Band C

Property Description

An opportunity to acquire this superbly presented four-bedroom detached family home located in the highly desirable village of West Hallam.

Main Particulars

Derbyshire Properties are delighted to present for sale this superbly presented modern four-bedroom detached family home, situated within the highly regarded village of West Hallam.

The property briefly comprises; entrance hall, guest cloakroom/WC, living room, separate dining room and modern fitted kitchen. To the first floor, a landing provides access to all four bedrooms and a modern family bathroom.

Externally, the property benefits from a low-maintenance landscaped frontage, side driveway leading to a detached garage, and a superbly landscaped private rear garden.

We believe the property will ideally suit families and an early internal inspection is highly recommended.

Ground Floor

Entrance Hall

Entered via a composite door with adjoining side panel window into this light and airy reception space. Wall-mounted alarm control panel, LVT floor covering, bespoke oak staircase with useful storage cupboards beneath and wall-mounted radiator.

Guest Cloakroom/WC

Comprising low-level WC and wall-mounted wash hand basin with mixer taps and useful bespoke storage cupboard beneath. Double glazed obscured window to the side elevation and vinyl floor covering.

Living Room

Entered via glazed internal door from the reception hall. Double glazed window to the front elevation, wall-mounted radiator and decorative wall lighting. The focal point of the room is a stainless steel living flame gas fire with modern surround and raised hearth. Internal double oak doors provide access to:-

Dining Room

With continuation of the LVT flooring from the hallway, double glazed French doors opening onto the rear garden, wall-mounted radiator and internal oak door leading to:-

Kitchen

Comprising a range of modern wall and base-mounted matching units with wood-effect work surfaces incorporating a 1½ bowl stainless steel sink drainer unit with mixer taps and tiled splashback areas. Integrated double electric oven, induction hob with stainless steel extractor canopy over. Under-counter space and plumbing for both dishwasher and washing machine, space for American-style fridge freezer, wall-mounted modern vertical radiator, wood flooring, double glazed window to the rear

elevation and door to the side elevation.

First Floor

Landing

Accessed from the reception hall with internal doors providing access to all bedrooms and bathroom. Ceiling-mounted loft access point with pull-down ladder.

Bedroom One

Double glazed window to the front elevation, TV point, radiator and fitted wardrobes with mirrored sliding doors.

Bedroom Two

Double glazed window to the rear elevation, wall-mounted radiator and space for bedroom furniture.

Bedroom Three

Double glazed window to the rear elevation, wall-mounted radiator and TV point.

Bedroom Four

Double glazed window to the front elevation, wall-mounted radiator and fitted bedroom furniture including wardrobes, shelving and desk.

Bathroom

Comprising a three-piece white suite including low-level WC, vanity wash hand basin and panelled bath with wall-mounted electric shower and attachment over. Part tiled walls, radiator, tiled floor covering, spotlights, extractor fan to ceiling and double glazed obscured window.

External

Outside

To the front elevation is a well-maintained landscaped frontage with lawn and stocked flower beds and borders. To the side elevation is a driveway providing parking for 2–3 vehicles and leading to a detached brick-built garage with up-and-over door, light and power.

The superbly private landscaped rear garden comprises a porcelain tiled entertaining terrace, lawn with stocked flower beds and borders enclosed by timber fence boundaries and an array of mature planting. A further porcelain seating area is positioned behind the garage. Outside lighting and cold water tap.






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 © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(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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