



£650,000

High Lane West, West Hallam DE7 6HP

Detached House | 4 Bedrooms | 3 Bathrooms

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Key Features

- GUIDE PRICE £650,000 - £675,000
- Exceptional and substantially extended detached family home in a highly sought-after West Hallam location.
- Stunning open-plan living kitchen and dining area, ideal for modern family living.
- Spacious and versatile accommodation extending to four/five bedrooms.
- Two bedrooms benefiting from en-suite shower facilities plus a family bathroom.
- Generous plot with extensive frontage and ample off-road parking for numerous vehicles.
- Beautifully landscaped rear garden with multiple patio and entertaining areas.
- Superb detached outbuilding currently utilised as a home bar, offering versatile use as a gym, office or playroom.
- Conveniently positioned for local amenities, reputable schools and excellent transport links to Derby, Nottingham and the M1 motorway network.

Property Description

GUIDE PRICE £650,000 - £675,000 - Exceptional detached family home in a highly desirable West Hallam location, featuring spacious and flexible accommodation, extensive off-road parking, and beautifully landscaped gardens with a versatile outbuilding.

Main Particulars

GUIDE PRICE £650,000 - £675,000

Derbyshire Properties are delighted to offer for sale this exceptional and substantially extended detached family home, occupying a generous plot in the highly sought-after village of West Hallam. Beautifully presented throughout, the property has been thoughtfully enhanced by the current owners with impressive rear and side extensions, creating a spacious and versatile home ideal for modern family living.

The accommodation comprises an inviting reception hall, study/bedroom five, living room, guest WC, a stunning open-plan living kitchen and dining area, and a utility room. To the first floor are four well-proportioned bedrooms, two benefiting from en-suite shower rooms, together with a contemporary family bathroom.

Externally, the property enjoys a substantial frontage providing ample off-road parking for numerous vehicles. The landscaped rear garden has been designed with family enjoyment in mind, featuring extensive lawned areas, patio seating spaces, and a superb lower-level entertaining area. A standout feature is the impressive detached outbuilding, currently utilised as a stylish home bar, offering excellent versatility for use as a home office, gym, games room, or playroom.

Offering outstanding space, quality, and flexibility in a prime residential location, this superb family home is expected to generate significant interest. Early viewing is highly recommended.

Location

Situated in the highly sought-after village of West Hallam, this superb family home enjoys an enviable position within one of Derbyshire's most desirable residential locations. The village offers an excellent range of local amenities including shops, cafés, public houses, schools and recreational facilities, all within easy reach. West Hallam is particularly popular with families due to its strong sense of community and well-regarded schooling.

The property is also ideally placed for commuters, with convenient access to Ilkeston, Derby and Nottingham, together with excellent road links to the A610, A38 and M1 motorway network. Nearby bus services and Ilkeston railway station provide further transport connections, making this an ideal location for those seeking village living without compromising on accessibility.

Ground Floor

Reception Hall

Entered via a composite front door with two adjoining floor-to-ceiling obscured side panels, this bright and welcoming reception space features attractive wall panelling, tiled flooring with underfloor heating, a radiator with decorative cover, spotlights, and a staircase rising to the first-floor landing with useful under-stairs storage.

Study / Bedroom Five

Double glazed window to the front elevation and a wall-mounted radiator, making this an ideal home office or occasional fifth bedroom.

Living Room

A beautifully presented reception room featuring a double glazed bay window to the front elevation, wall-mounted panel radiator and vertical radiator. The focal point is a full-length bespoke media wall incorporating a fireplace, TV recess, sound bar and illuminated display.

Guest Cloakroom / WC

Fitted with an enclosed WC and slimline vanity unit with complementary tiled splashback. Finished with ceramic tiled flooring, chrome heated towel rail and extractor fan.

Stunning Open Plan Living Kitchen / Dining Area

Accessed via bespoke doors, this impressive social space is thoughtfully zoned into living, dining and kitchen areas. The living area includes a vertical radiator, spotlights, a wall-mounted TV point and continuation of the tiled flooring with underfloor heating.

The dining area benefits from an additional vertical radiator, double glazed French doors with adjoining windows and a striking lantern roof, flooding the space with natural light.

The kitchen is fitted with a comprehensive range of matching wall and base units with granite work surfaces incorporating a 1½ bowl sink with boiling water tap. Integrated appliances include an integrated fridge freezer, dishwasher, coffee machine, two ovens, microwave oven and a five-ring gas hob with stainless steel extractor canopy over, together with an under-counter wine cooler. A large central island provides additional storage, preparation space and informal seating. Further features include a double glazed window to the rear elevation, spotlights and excellent natural light throughout.

Utility Room

Continuing the kitchen finish with matching units, single sink drainer with mixer tap, tiled flooring, radiator, spotlights and integrated washing machine.

First Floor

Landing

Accessed via a turning staircase from the reception hall with attractive half-height wood panelling.

Bedroom One

Double glazed window to the front elevation, wall-mounted radiator, TV point and space for fitted wardrobes.

En Suite

A superb contemporary wet room comprising enclosed WC with wall-mounted flush, vanity wash hand basin and walk-in shower with glass screen, rainfall shower and handheld attachment. Finished with contrasting wall and floor tiling, double glazed obscured window, spotlights, extractor fan, heated towel rail and loft access.

Bedroom Two

Double glazed window to the rear elevation, radiator, decorative wall panelling and fitted wardrobes with overhead storage.

En Suite

Comprising WC with vanity unit and mixer tap, large shower enclosure with mains shower, part tiled walls, tiled flooring, heated towel rail and extractor fan.

Bedroom Three

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

Bedroom Four

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

Family Bathroom

A spacious and well-appointed bathroom featuring WC, feature vanity unit and a freestanding bathtub with cascading mixer tap and shower attachment. Finished with part tiled walls, laminate flooring, double glazed obscured window, spotlights, extractor fan and heated towel rail.

External

Bar / Home Office

Currently utilised as a stylish home bar and entertainment space, this superb detached outbuilding represents a fantastic addition to the property. Fully insulated and equipped with power, lighting, electric heating and CAT6 wired internet connectivity, it offers exceptional versatility and could easily be adapted to suit a variety of uses including a home office, gymnasium, games room, studio or hobby room. Ideal for modern lifestyles, it provides valuable additional living and working space separate from the main residence.

Outside

The property is approached via a generous frontage providing extensive off-road parking and potential for caravan or boat storage, with well-maintained low-maintenance garden.

The impressive rear garden features a full-width paved patio seating area, well-stocked borders with sleeper-edged raised beds, and a large lawn enclosed by mature hedging and fencing, offering excellent privacy.

To the lower section is an L-shaped terrace with paved and composite decking areas housing a hot tub, leading to a superb detached outbuilding.

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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+) A		
(81-91) B		85
(69-80) C	71	
(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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