



£400,000

Hampton Close, West Hallam DE7 6LR

Detached House | 4 Bedrooms | 2 Bathrooms

01773 832355

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

www.derbyshireproperties.com



remember
cuddles
in the
kitchen
yeah

Step Inside

Key Features

- Spacious four-bedroom detached family home on a generous corner plot
- Sought-after village location within popular West Hallam
- Versatile living accommodation ideal for growing families
- Spacious living room plus converted garage/sitting room
- Open-plan kitchen/dining room with separate utility room
- Principal bedroom with en-suite and modern family shower room
- Double-width driveway providing ample parking
- Landscaped rear garden with entertaining terrace and powered summer house/home office potential
- GUIDE PRICE OF £400,000-£425,000

Property Description

GUIDE PRICE OF £400,000-£425,000. Well-presented four-bedroom detached family home occupying a generous corner plot in the popular village of West Hallam, offering versatile living accommodation, ample off-road parking and a private landscaped rear garden.

Main Particulars

GUIDE PRICE OF £400,000-£425,000. Derbyshire Properties are delighted to offer for sale this spacious and beautifully presented four-bedroom detached family home, occupying a generous corner plot within the ever-popular village of West Hallam. Offering versatile living accommodation, ample off-road parking and a private landscaped rear garden, this superb property is ideally suited to growing families.

The accommodation briefly comprises an entrance porch, welcoming reception hallway, guest cloakroom/WC, spacious living room, converted garage currently used as a sitting room, open plan kitchen/dining room and separate utility room. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite, together with a contemporary family shower room.

Externally, the property enjoys an attractive low-maintenance frontage with a double-width driveway providing parking for up to four vehicles. The enclosed rear garden has been thoughtfully landscaped and features an extensive paved entertaining terrace, raised lawn, well-stocked borders and a timber summer house with power, offering excellent potential as a home office or hobby room.

Situated within walking distance of highly regarded local schools and village amenities, this impressive family home is sure to appeal to a wide range of purchasers.

Ground Floor

Entrance Porch

Entered via a composite entrance door with adjoining obscure glazed side panel. Featuring solid wood flooring and a useful cloaks cupboard.

Entrance Hall

A spacious and welcoming reception hallway with solid wood flooring, decorative coving, radiator, useful understairs storage cupboard and internal doors leading to the principal ground floor accommodation.

Sitting Room (Converted Garage)

A versatile reception room with windows to both the front and rear elevations, radiator and television point. Ideal as a family room, home office or playroom.

Living Room

A generous principal reception room with a large double glazed window to the front elevation fitted with bespoke blinds. Features include decorative coving, wall lighting, television point, radiator and an attractive wall-mounted living flame gas fire with contemporary surround and raised hearth.

Open Plan Kitchen/Dining Room

Beautifully appointed with a comprehensive range of wall and base units complemented by modern work surfaces incorporating a 1½ bowl enamel sink with feature

mixer tap. Integrated appliances include a four-ring gas hob with mirrored splashback and extractor canopy, double electric oven and dishwasher. There is a contemporary vertical radiator, recessed ceiling spotlights, double glazed rear window, staircase rising to the first floor and French doors opening directly onto the rear entertaining terrace.

Utility Room

Located conveniently between the entrance hall and kitchen, the utility room offers fitted work surfaces with plumbing for both a washing machine and tumble dryer, wall-mounted storage cupboards, radiator, space for an American-style fridge/freezer and a double glazed door providing side access.

First Floor

Landing

With decorative coving, loft access and doors leading to all bedrooms and the family shower room.

Bedroom One

A spacious double bedroom with fitted wardrobes, bespoke fitted blinds, wood flooring, decorative coving and radiator.

En-Suite

Appointed with a three-piece suite comprising low-level WC, vanity wash hand basin with storage beneath and a panelled bath with mains shower attachment and glazed shower screen. Complemented by wood-effect flooring, a period-style heated towel rail and obscure double glazed window.

Bedroom Two

A generous double bedroom with double glazed window, radiator, decorative coving and wood flooring.

Bedroom Three

With double glazed window overlooking the rear garden, radiator, decorative coving and television point.

Bedroom Four

Currently utilised as a home office, with rear-facing double glazed window, radiator, decorative coving and wood flooring.

Family Shower Room

Fitted with a contemporary three-piece suite comprising concealed cistern WC, vanity wash hand basin and a large walk-in shower enclosure with electric shower and glazed screen. Finished with attractive wall tiling, tiled flooring, chrome heated towel rail, extractor fan and obscure double glazed window.

External

Outside

To the front of the property is an attractive low-maintenance gravelled garden together with a tarmac driveway providing off-road parking for up to four vehicles.

The enclosed rear garden has been beautifully landscaped and enjoys a high degree of privacy. A substantial paved terrace provides the ideal space for outdoor entertaining, beyond which is a raised lawn retained by brick walling and complemented by well-stocked flower beds, mature planting and timber fenced boundaries. At


the top of the garden is a timber summer house with power, offering excellent potential for use as a home office, studio or garden retreat.

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		83
(69-80) C	69	
(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	

Telephone: 01773 832355

 **DERBYSHIRE
PROPERTIES**
= RAINBOW IN LETTERING =

www.derbyshireproperties.com