



£475,000

White Hart Close, West Hallam DE7 6QB

Detached House | 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Four spacious bedrooms, including a principal bedroom with en-suite
- Stunning open-plan living kitchen with bi-fold doors
- Spacious living room featuring a log-burning stove
- Separate study, ideal for home working
- Utility room and guest cloakroom/WC
- Luxurious modern family bathroom
- Landscaped private gardens with generous off-road parking
- Detached double garage
- Council Tax Band E

Property Description

New to the market is this beautifully presented executive four-bedroom detached family home, occupying a private cul-de-sac position in the highly sought-after village of West Hallam and enjoying delightful open countryside views.

Main Particulars

Derbyshire Properties are delighted to offer for sale this exceptional modern family home, finished to a high standard throughout and offering spacious, contemporary accommodation ideal for modern family living.

Located in the ever-popular village of West Hallam, renowned for its excellent schools, local amenities and superb transport links to both Derby and Nottingham, this impressive home briefly comprises: entrance reception hall, guest cloakroom/WC, study, living room with log-burning stove, stunning open-plan living kitchen with bi-fold doors, utility room, four well-proportioned bedrooms, en-suite to the principal bedroom and a luxurious family bathroom.

Externally, the property occupies a beautifully landscaped plot with generous off-road parking, a detached double garage and private gardens.

Ground Floor

Entrance Hallway

Entered via a composite entrance door with adjoining obscure glazed side panel into a bright and welcoming reception area. Bespoke fitted coat and shoe storage incorporates seating and shelving, complemented by recessed spotlights and a wall-mounted alarm control panel. An internal glazed door leads into the inner hallway, where the staircase rises to the first floor with useful understairs storage, wood flooring and a radiator.

Open-Plan Kitchen Diner

6.10m x 3.84m (20' 0" x 12' 7")

Undoubtedly the heart of the home, this impressive open-plan kitchen is beautifully fitted with a comprehensive range of contemporary wall and base units complemented by quartz work surfaces incorporating an inset sink with mixer tap. Integrated appliances include a dishwasher, double oven, combination microwave oven and fridge freezer.

A substantial central island provides additional storage and generous breakfast seating, creating an ideal social space for entertaining. The room also offers ample dining space, recessed spotlights, under-cabinet lighting, radiator, front-facing window with bespoke fitted blinds and bi-fold doors opening onto the side garden terrace.

Utility

Fitted with matching wall and base units incorporating a stainless steel sink with mixer tap. There is plumbing and under-counter space for both a washing machine and tumble dryer, together with recessed spotlights, extractor fan, shelving, radiator and wall-mounted consumer unit.

Living Room

4.05m x 4.09m (13' 3" x 13' 5")

A superb family living space featuring bi-fold doors opening directly onto the rear entertaining terrace. Wood flooring, recessed spotlights, TV point and bespoke alcove

shelving complement the room, whilst the focal point is a cast-iron log-burning stove set within a chimney recess on a raised slate hearth.

Office / Playroom

4.02m x 1.86m (13' 2" x 6' 1")

A versatile home office featuring a double-glazed window to the front elevation fitted with bespoke shutters and enjoying attractive open countryside views. Wood flooring continues from the reception hall, with recessed spotlights and a radiator.

WC

Appointed with a low-level WC and wall-mounted wash hand basin with mixer tap and tiled splashback. Wood flooring continues from the reception hall, complemented by partial wall tiling, a chrome heated towel rail and an obscure double-glazed window to the front elevation.

First Floor

Landing

A spacious galleried landing accessed from the inner hallway, with oak internal doors leading to all bedrooms and the family bathroom. Large Velux roof window to the rear elevation, loft access, recessed spotlights and airing/storage cupboard.

Master Bedroom

3.66m x 2.80m (12' 0" x 9' 2")

A generous double bedroom enjoying superb open countryside views through the front-facing double-glazed window. Fitted wardrobes provide excellent hanging and storage space, complemented by a feature alcove and radiator.

En Suite

Beautifully appointed with a concealed-cistern WC, wall-mounted vanity wash hand basin and a large walk-in shower enclosure with mains-fed rainfall shower and additional handheld attachment. Finished with floor-to-ceiling tiling within the shower area, tiled flooring, chrome heated towel rail, recessed spotlights, extractor fan and obscure double-glazed window.

Bedroom

3.82m x 2.58m (12' 6" x 8' 6") A spacious double bedroom with side-facing double-glazed window, fitted floor-to-ceiling wardrobes, recessed spotlights and radiator.

Bedroom

3.64m x 3.38m (11' 11" x 11' 1") A well-proportioned bedroom enjoying attractive open countryside views through the front-facing double-glazed window. Radiator, TV point and space for freestanding furniture.

Bedroom

A generous fourth bedroom with dual-aspect double-glazed windows to the front and side elevations, providing beautiful countryside views. Radiator, TV point and space for bedroom furniture.

Family Bathroom

2.88m x 1.76m (9' 5" x 5' 9")

Luxuriously appointed with a contemporary four-piece suite comprising concealed-cistern WC, wall-mounted vanity wash hand basin, freestanding oval bath with floor-mounted mixer tap and handheld shower attachment, together with a large walk-in shower enclosure featuring a mains-fed rainfall shower and additional handheld attachment. Finished with complementary tiling, chrome heated towel rail, recessed spotlights, extractor fan and electric shaver point.

External

Outside

Occupying a private cul-de-sac position, the property benefits from an extensive block-paved driveway providing off-road parking for several vehicles and leading to a detached brick-built double garage with electric roller door and side personnel door.


The beautifully landscaped gardens wrap around the side and rear of the property, featuring an extensive porcelain-paved entertaining terrace and two generous lawned areas, ideal for children and family life. The gardens are enclosed by mature boundaries, offering an excellent degree of privacy. Additional features include outside lighting, an external water supply and an EV charging point.

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.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		92
(81-91) B	84	
(69-80) C		
(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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