



3 Bed House - Detached

104 St. Wilfrids Road, West Hallam, DE7 6HH

Offers Around £350,000 Freehold



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Fletcher
& Company

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- Detached Home with Potential
- Scope for Improvements - Extension (subject to planning permission)
- Lounge & Dining Room
- Kitchen
- Three Bedrooms & Bathroom
- Generous Gardens
- Driveway & Integral Garage
- No Chain Involved
- Rare to the Open Market
- Prime Position in West Hallam

HOUSE WITH POTENTIAL IN PRIME POSITION - Nestled in the charming area of St. Wilfrids Road in West Hallam, this three bedroom detached house with generous garden presents an exceptional opportunity for those seeking a home with potential.

This detached house does require work but also presents exciting possibilities for improvements and extensions, subject to planning permission.

Situated in a prime position within West Hallam, this property is rare to the open market and offered for sale with no chain involved.

The Location

West Hallam is extremely sought after with good local amenities and local leisure facilities including Shipley Country Park. The village is also convenient for the city of Derby some 12 miles. The village is also convenient for Ilkeston (3 miles), Nottingham (10 miles), junction 26 of the M1 motorway (approximately 6 miles). Local leisure facilities include golf courses at Morley Hayes, Horsley and Breadsall Priory.

Accommodation

Ground Floor

Entrance Hall

11'7" x 4'7" (3.55 x 1.40)

With radiator, entrance door and staircase leading to first floor.

Lounge

13'0" x 11'7" (3.98 x 3.55)

With brick fireplace with raised quarry tiled hearth, coving to ceiling, radiator and double glazed bay window to front.



Dining Room

13'10" x 10'11" (4.23 x 3.35)

With fireplace with fitted gas fire, coving to ceiling, double glazed sliding patio door opening onto rear garden and open square archway leading into lounge.



Kitchen

12'8" x 7'7" (3.87 x 2.33)

With single stainless steel sink unit with mixer tap, wall and base units, fitted worktops, gas cooker, washing machine, fridge and freezer included in the sale, double glazed window to rear, double glazed window to side and double glazed door to side.



First Floor Landing

14'6" x 7'2" (4.42 x 2.20)

With radiator, access to roof space and double glazed windows to front and side.



Bedroom One

13'9" x 11'0" (4.20 x 3.36)

With fitted wardrobe, coving to ceiling, radiator and double glazed window to rear.



Bedroom Two

11'7" x 11'1" (3.55 x 3.40)

With radiator, fitted wardrobe and double glazed window to front.



Bedroom Three

11'2" x 7'7" (3.42 x 2.32)

With radiator and double glazed window to front.



Bathroom

9'6" x 7'7" (2.91 x 2.33)

With bath with electric shower, pedestal wash handbasin, tile splashbacks, radiator, built-in cupboard housing the hot water cylinder and double glazed window to rear.



Separate WC

5'10" x 2'11" (1.79 x 0.91)

With low level WC and double glazed window.

Front Garden

The property is set well back from the pavement edge behind a deep, lawn fore-garden with hedgerow.



Rear Garden

To the rear of the property is a private (not overlooked), rear garden laid to lawn with hedgerows, shrubs and timber shed.



Driveway

A driveway provides car standing spaces for several cars.

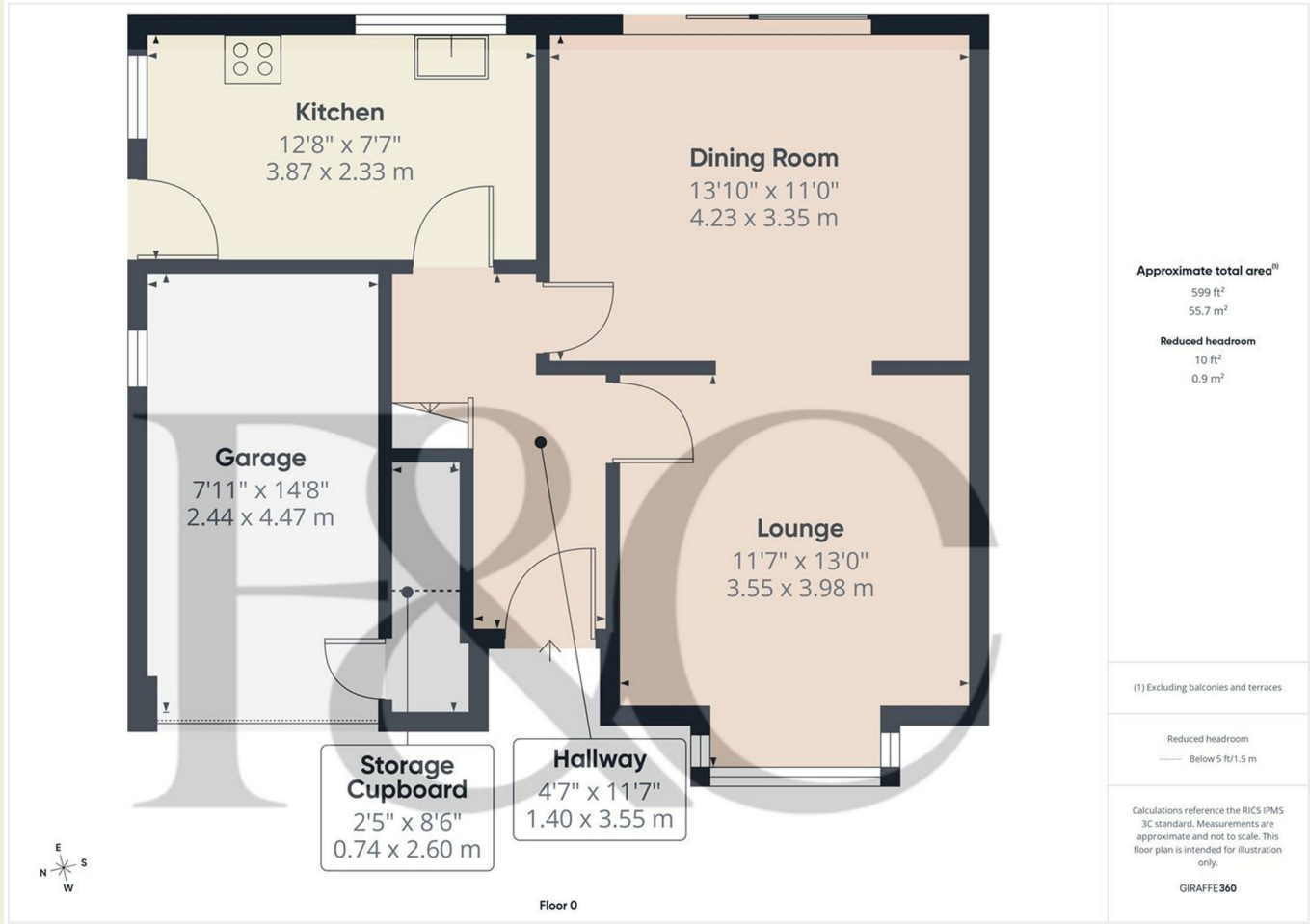
Integral Garage

14'7" x 8'0" (4.47 x 2.44)

With power, lighting, up and over front door and understairs storage cupboard.

Council Tax Band E





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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