

2 Marshall Street  
Heanor  
Derbyshire  
DE75 7AT  
01773715790  
info@taylorbrownandsimms.co.uk  
www.taylorbrownandsimms.co.uk

**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## The Village West Hallam DE7 6GR , DE7 6GR **£320,000**



### **FEATURES:**

- COTTAGE
- TWO DOUBLE BEDROOMS
- SWIMMING POOL
- LOW MAINTENANCE GARDEN
- OUTBUILDINGS
- SPACIOUS OPEN PLAN KITCHEN DINER
- TWO RECEPTION ROOMS
- EN SUITE TO MASTER BEDROOM
- FAMILY BATHROOM
- SOUGHT AFTER LOCATION

**COUNCIL TAX BAND: C EPC RATING: C**

## Description

LITTLE GEM of a property with a SWIMMING POOL. This stunning spacious cottage in a much sought after location of West Hallam offers Two reception rooms, spacious open plan kitchen diner, two good sized bedrooms with En suite and family bathroom. Close to West Hallam shops and local amenities.

### Entrance Porch

Side windows, storage and door to sitting room.

### Sitting Room

3.94 m x 3.66 m (12'11" x 12'0")  
Double glazed window to front aspect, beams to ceiling, radiator, stairs to first floor door to kitchen diner, opening to lounge.

### Lounge

3.94 m x 3.94 m (12'11" x 12'11")  
Double glazed window to front aspect, radiator, feature fireplace, beams to ceiling, opening to kitchen.

### Open Plan Kitchen Diner

4.24 m x 3.94 m (13'11" x 12'11")  
Open plan living space with bi fold doors leading to the rear garden. Fitted modern kitchen with base and wall units with work surface, tiled splash backs, integrated oven, hob and extractor above, integrated fridge freezer, plumbing for washing machine, wall mounted boiler, tiled flooring, radiator, spot lights.

### First Floor Landing

Doors to bedrooms and family bathroom.

### Bedroom One

3.99 m x 3.94 m (13'1" x 12'11")  
Double glazed window to front aspect, radiator and door to en suite.

### En suite

fitted with corner shower cubicle, pedestal hand wash basin, WC, tiled flooring, tiled walls, towel rail, double glazed window to rear.

### Bedroom Two

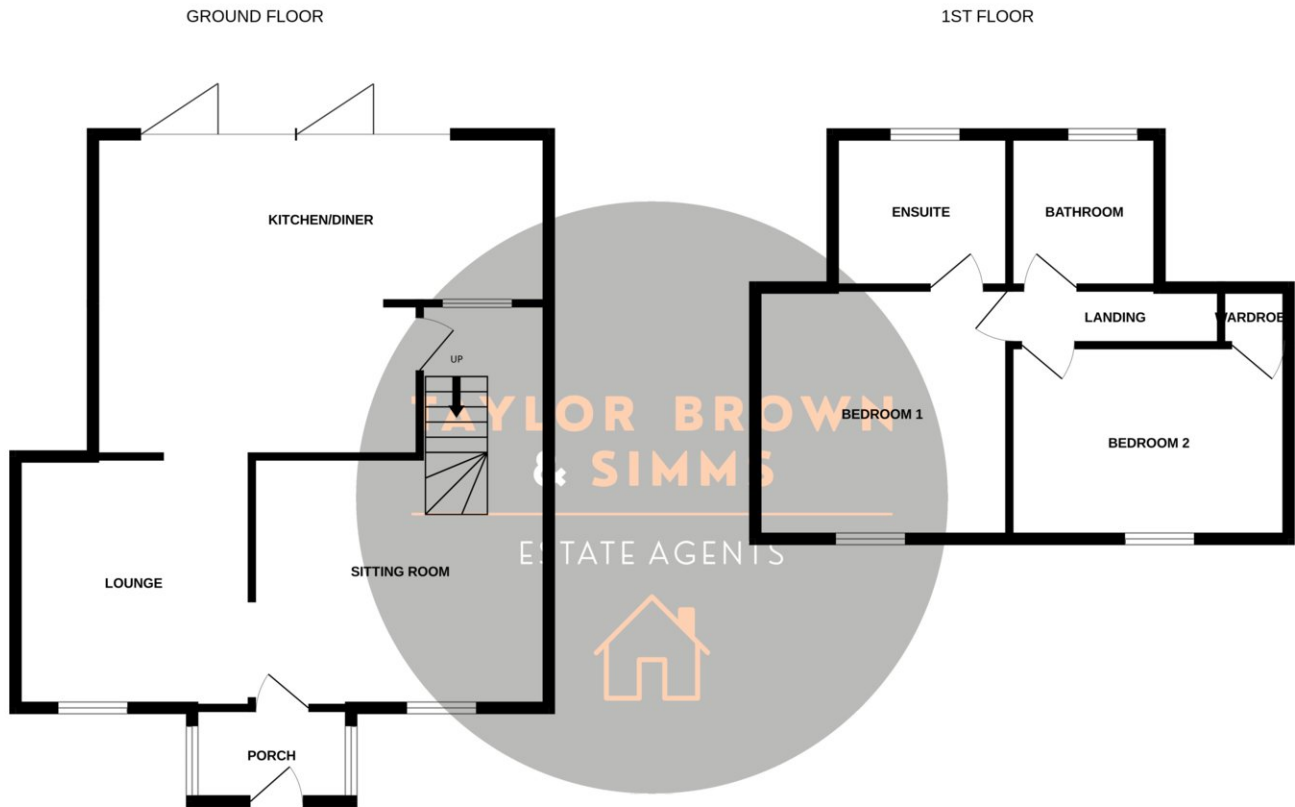
3.99 m x 3.05 m (13'1" x 10'0")  
Double glazed window to front aspect, radiator, walk in wardrobe.

### Family Bathroom

Double glazed window to rear aspect, a modern three piece suite comprising of panelled bath, WC, pedestal hand wash basin, tiled flooring, tiled walls, towel rail.

### Outside

To the front of the cottage is railed and gated forecourt, giving access to the front door. The enclosed rear garden has been designed in a contemporary and low maintenance style with paved terrace patio with steps leading down to paved garden which boasts a heated swimming pool and brick built small outbuildings for storage or outside BBQ use only.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

## NOTICE TO PROSPECTIVE PURCHASERS

Please note that the information contained within this brochure is understood to be correct and accurate to the best of Taylor Brown & Simms Estate Agents knowledge. However, the information and measurements should not be relied upon to form any part of a contract or any offer made. The information offered is for guidance only particularly in relation to any listed appliances being in full working order. Purchasers should make their own investigations to verify correctness of same particularly if they intend to purchase the property for a specific use or purpose. The information contained within the brochure should not be republished or copied in any way for any other form of advertising or use without Taylor Brown & Simms permission.