

**Crown Hill Way**  
**Stanley Common, Derbyshire DE7 6XA**

**Offers Over £400,000 Freehold**

A SURPRISINGLY SPACIOUS FIVE DOUBLE  
BEDROOM DETACHED FAMILY HOME.



We have great pleasure in offering for sale this surprisingly spacious five double bedroom family residence.

Situated towards the head of a cul de sac, this modern property was built in 2011 and offers all the comforts of a modern home. The property enjoys a welcoming hallway giving access to the ground floor accommodation which includes a useful cloaks/WC, a generous living room with a separate reception room (currently used as a playroom), and an open plan dining kitchen with separate utility room.

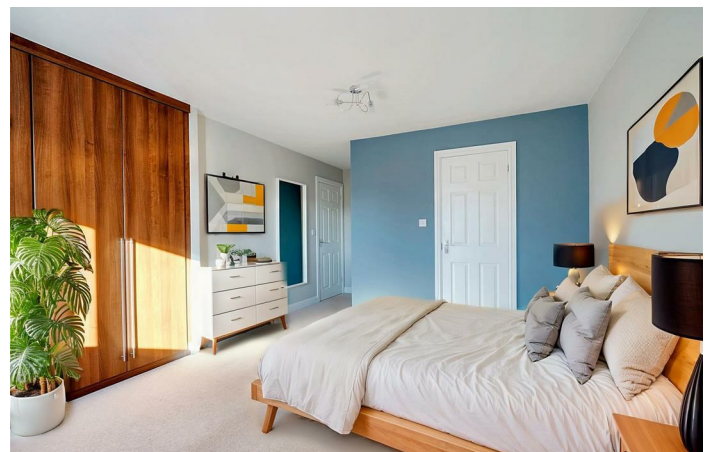
Rising to the first floor, the landing gives access to five well proportioned double bedrooms, the principal with en-suite shower room, and there is a family bathroom.

A forecourt provides ample off-street parking for up to three vehicles and a useful integral single garage.

The rear garden is enclosed with a large patio area and an attractive picket fence and gate separating this from the lawn.

Situated in the desirable Derbyshire village of Stanley Common, offering a great community feel and with open countryside on the doorstep, this property is ideal for those who enjoy the outdoors. Stanley Common has its own primary school which is within walking distance of the property. Far from being isolated, the village is within easy reach of the busy market town of Ilkeston, as well as the cities of Derby and Nottingham and Junction 25 of the M11 motorway (for those looking to commute).

The property is centrally heated and double glazed, and offers great flexible accommodation for growing families, as well as those looking to work from home. The property is being sold with a complete upward chain and an internal viewing is highly recommended.



### ENTRANCE HALLWAY

16'3" x 7'8" (4.96 x 2.35)

A welcoming entrance with stairs to the first floor, radiator. Doors to cloaks/WC, living room and dining kitchen.

### LIVING ROOM

18'8" x 11'5" (5.7 x 3.49)

Two radiators, double glazed bay window to the front. Door to dining room.

### DINING ROOM

13'1" x 9'6" (4.01 x 2.91)

A flexible room currently used as a games room with connecting door to the kitchen, radiator, double glazed French doors opening to the rear garden.

### DINING KITCHEN

18'11" x 8'2" increasing to 14'0" (5.79 x 2.5 increasing to 4.29)

A range of fitted wall, base and drawer units with roll top work surfaces and inset one and a half bowl sink unit with single drainer. Built-in electric oven and grill with gas hob and extractor hood over. Integrated dishwasher and fridge/freezer. Radiator, door to utility, double glazed window and French doors opening to the rear garden.

### UTILITY ROOM

7'0" x 7'2" (2.15 x 2.2)

Wall and base cupboards with work surfacing and inset single bowl sink unit with single drainer. Space and plumbing for washing machine, further appliance space, double glazed door to the side.

### FIRST FLOOR LANDING

Built-in linen cupboard, loft hatch, doors to bedrooms and bathroom.

### BEDROOM ONE

19'3" x 11'8" increasing to 14'6" (5.87 x 3.56 increasing to 4.44)

A generous principal bedroom with fitted wardrobes, radiator and double glazed window to the front. Door to en-suite.

### EN-SUITE

17'11" x 5'4" (5.48 x 1.65)

A modern contemporary three piece suite comprising wash hand basin with vanity unit, low flush WC and corner shower cubicle with thermostatically controlled twin rose shower system. Heated towel rail, double glazed window.

### BEDROOM TWO

12'5" x 10'11" (3.8 x 3.34)

Fitted wardrobes to one wall, radiator, double glazed window to the front.

### BEDROOM THREE

11'5" x 9'10" (3.5 x 3.01)

Radiator, double glazed window to the rear.

### BEDROOM FOUR

10'0" x 9'5" (3.06 x 2.88)

Double bedroom currently used as a home office with radiator, double glazed window to the rear.

### BEDROOM FIVE

9'6" x 8'9" (2.91 x 2.68)

Radiator, double glazed window to the rear.

### FAMILY BATHROOM

9'4" x 9'1" (2.86 x 2.79)

Incorporating a modern and contemporary four piece suite comprising floating wash hand basin with vanity unit, low flush WC, bathtub with waterfall central mixer taps and handheld shower rose, separate shower cubicle with twin rose thermostatically controlled shower system. Heated towel rail, double glazed window.

### OUTSIDE

The property is set back from the road with a semi-open plan frontage with a block paved forecourt providing off-street parking. This in turn leads to the integral single garage. There is a further gravel hard standing area and section of garden laid to lawn with ornamental shrubs. There is gated access at the side of the house leading to the rear garden which is fenced and enclosed with a large paved patio area with attractive picket fence and gate leading to the main garden which is laid to lawn, flower and shrub beds and one hard standing area (ideal for sheds, etc).

### GARAGE

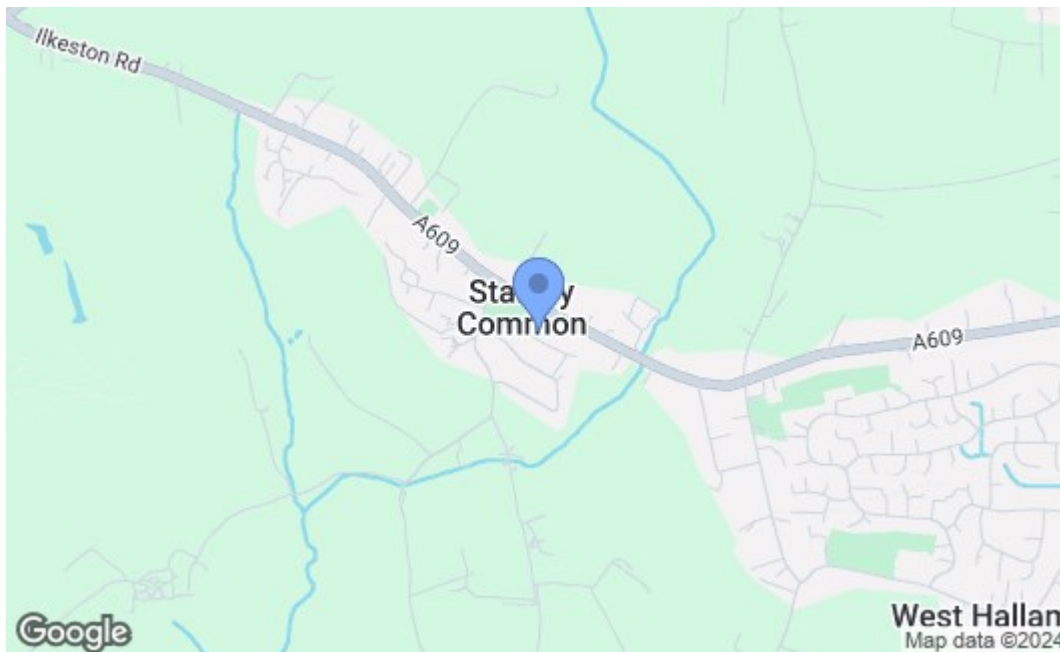
15'11" x 8'11" (4.87 x 2.73)

Electric up and over door to the front, light and power, wall mounted gas boiler (for central heating and hot water).

### COUNCIL TAX

Erewash Borough Council Band E.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.