



Stanhope Street  
Stanton-By-Dale, Derbyshire DE7 4QA

A CHARACTERFUL GRADE II LISTED TWO  
BEDROOM SEMI DETACHED COTTAGE.

**£325,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS CHARACTERFUL GRADE II LISTED TWO BEDROOM SEMI DETACHED COTTAGE LOCATED IN THE CENTRE OF STANTON VILLAGE.

With accommodation over two floors, the ground floor comprises a generous entrance hallway, two reception rooms and kitchen. A turning staircase then rises to the top floor where two bedrooms and a bathroom can be found.

The property also benefits from its own parking area/garden situated beyond the property with views over the church to the rear, there is hard standing vehicle space, as well as a generous garden area with potential to make further use of by the onward purchaser.

The property sits in a central village location within easy reach of the village amenities, including the two nearby public houses. There is also easy access to excellent schooling in the nearby towns, and for those needing to commute, there are great transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M11 motorway, the Nottingham electric tram terminus situated Bardills roundabout and Ilkeston train station.

We believe the property would ideally suit those looking for a characterful village property with many original features.

We highly recommend an internal viewing.



## ENTRANCE HALL

14'4" x 5'11" (4.38 x 1.82)

Panel and glazed entrance door from the front courtyard, radiator, tiled floor, decorative beamed ceiling, doors to sitting room and living room, door with turning staircase rising to the first floor, meter cupboard box, useful shelved storage cupboard, opening through to the kitchen, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes) with a continuation of the tiled flooring from the hallway.

## LIVING ROOM

14'0" x 13'3" (4.29 x 4.06)

Georgian-style window to the front, radiator, wall light points, decorative beamed ceiling, brick and tiled chimney breast incorporating working inset fire, useful storage cupboard, media points, fitted storage closet with hanging rail.

## SITTING ROOM

12'3" x 12'2" (3.75 x 3.72)

Georgian-style windows to the side and additional window to the rear, radiator, wall light points, decorative beamed ceiling, central brick chimney breast with tiled hearth incorporating central working fire and media points.

## KITCHEN

16'0" x 5'10" (4.88 x 1.80)

Equipped with a matching range of base and wall storage cupboards with contrasting tiled and roll top work surfaces with Belfast sink unit, fitted Rayburn cooker with dual stove beneath, plumbing for washing machine and space for under-counter fridge and freezer, two Georgian-style windows to the rear, decorative beamed ceiling, fixed shelving, plate rack and storage cabinet, continuation of the tiled floor from the hallway and original tiled floor.

## FIRST FLOOR LANDING

Door into the main bedroom, opening into an inner landing space with coat pegs and spotlight with further doors then to bedroom two and the bathroom.

## BEDROOM ONE

14'9" x 13'4" (4.50 x 4.08)

Georgian-style windows to both the front and side, radiator, central chimney breast incorporating decorative fireplace with tiled hearth and working fire, media points, useful fitted wardrobe space.

## BEDROOM TWO

9'10" reducing to 8'4" x 12'9" (3.02 reducing to 2.56 x 3.90)

Georgian-style windows to both the side and rear, radiator, loft access point, fitted double closet.

## BATHROOM

8'1" x 6'3" (2.48 x 1.92)

Three piece suite comprising tiled-in bath with electric shower over, low flush WC, wash hand basin. Partial tiling to the walls, Georgian-style window to the rear, tiled floor, wall mounted light incorporating shaver point, useful overhead storage cupboard, radiator.

## OUTSIDE

The property benefits from an initial courtyard style garden to the front making a useful seating area and the property then has unrestricted 24/7 access to its own garden space just beyond the property which offers vehicle hard standing with potentially enough space for works van/vehicle or touring camper van. Pedestrian gated entrance with access to the front entrance door. The garden then opens out to a BBQ area and paved patio seating area, beyond which is a generous garden lawn screened by hedgerows to the boundary line with a useful timber storage shed. Views over the church to the rear can be seen from the rear garden.

## DIRECTIONAL NOTE

Enter the village via Rushy Lane and veer right from Main Street onto Stanhope Street and the property can be found on the left hand side, identified by our For Sale board.

## AGENTS NOTE

The property is a Grade II Listed property originally with footings dating back to the 12th century and then re-converted in the 16th century.

## COUNCIL TAX

Erewash Borough Council Band C.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Broadband Speed -Standard 3mbps, Superfast 49mbps

Phone Signal – O2, EE, Three & Vodafone = average

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Low Risk

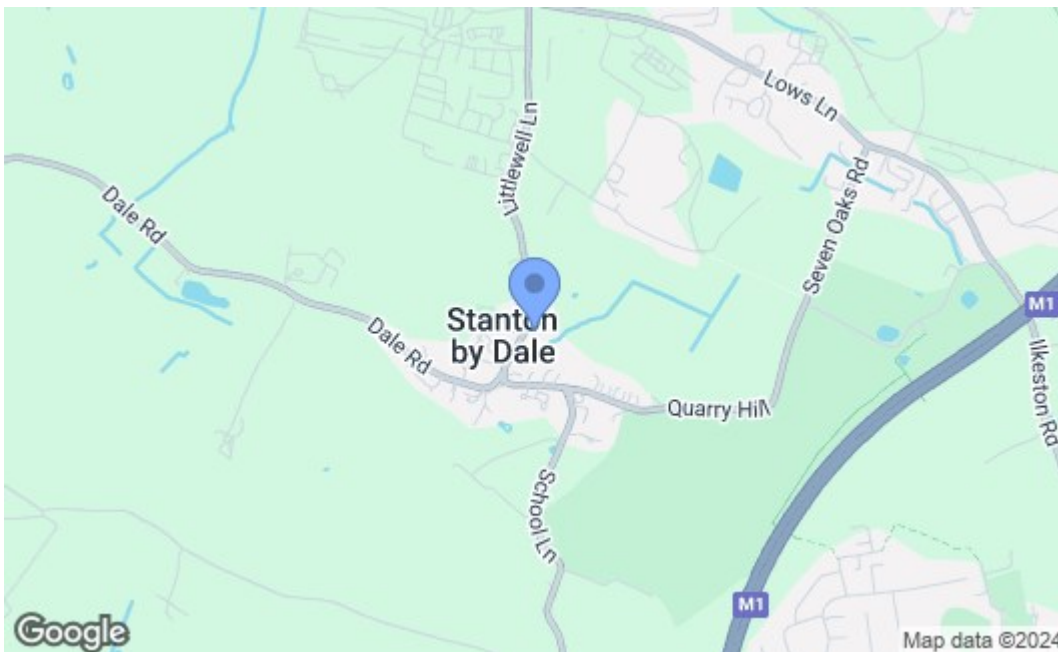
Flood Defences – No

Non-Standard Construction – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

### England & Wales Environmental Impact (CO<sub>2</sub>) Rating

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

### England & Wales

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.