



**Glendon Street
Stanley Common, Derbyshire DE7 6GQ**

A FOUR BEDROOM DETACHED FAMILY HOME.

£399,950 Freehold



We have great pleasure in offering for sale this significantly extended four bedroom detached family home.

The current owners have cleverly extended this property to provide for particularly spacious family living. There is a welcoming hallway that gives access to the ground floor rooms where there is a substantial living room to the front. The hub of the household is an open plan family dining kitchen which has both a dining and living space with an open fire, making this a great place to socialize and entertain. The kitchen units are finished with solid oak door fronts and there is a brand new double oven, hob and extractor. There is a large, useful utility room and, of course, a cloakroom/WC.

A dog-leg staircase leads you up to the first floor landing, where there is a loft hatch to a partially converted loft space and the four well proportioned bedrooms, great for growing families, the principal bedroom having a newly fitted en-suite shower room, and there is a modern family bathroom.

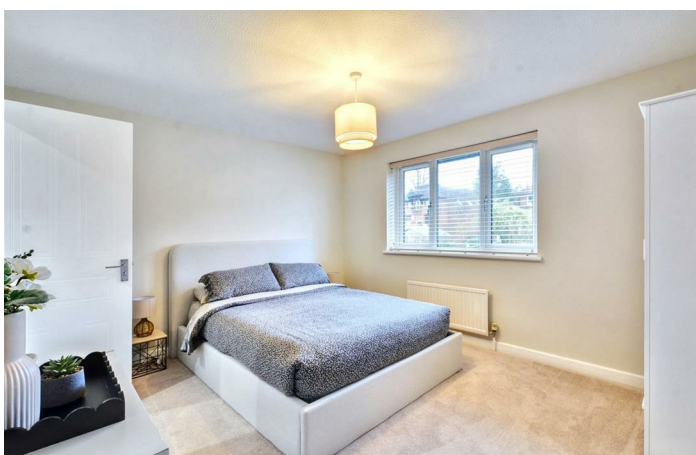
This energy efficient home is heated by a modern combination boiler and has double glazed windows throughout. Newly decorated throughout, with many new floor coverings, this property really is ready to move into.

Situated in the popular Derbyshire village of Stanley Common, which has a great community feel, ideal for young families with a primary school on the doorstep, as well as open space, playing fields and on the edge of open countryside with many footpaths to explore and can lead you to the nearby village of Morley, West Hallam and Mapperley, which is on the edge of Shipley Country Park.

Far from being isolated, there is a regular bus service and ease of access to the nearby larger market town of Ilkeston, as well as the cities of Derby and Nottingham.

The property is situated in a slightly elevated position and has a forecourt providing parking for up to four vehicles. The rear gardens are attractively landscaped with three patio areas and lawn.

Offered for sale with NO CHAIN, we strongly recommend an early internal viewing.



HALLWAY

22'0" x 3'9" increasing to 4'3" (6.73 x 1.16 increasing to 1.30)

A welcoming central hallway with double glazed front entrance door, radiator. Doors to garage and ground floor rooms

LIVING ROOM

18'9" x 14'11" (5.73 x 4.55)

A spacious room with inset living flame contemporary gas fire. Radiator, double glazed window to the front. Doors from hallway.

OPEN PLAN FAMILY DINING KITCHEN

DINING KITCHEN

23'3" x 11'6" reducing to 9'0" (7.11 x 3.53 reducing to 2.76)

The kitchen area comprises a comprehensive range of oak fronted wall, base and drawer units with rolled edge work surfacing and inset one and half bowl stainless steel sink unit with single drainer. Brand new built-in 'AEG' fan assisted double oven with matching gas hob and extractor hood over. Integrated under-counter larder fridge, fan assisted centrally heated plinth heater. Double glazed window to the rear. Door to utility room. A family area with feature production period cast iron fireplace with tiled inserts, marble hearth and wood surround, radiator. Open to dining area.

DINING AREA

8'3" x 10'2" (2.54 x 3.12)

Radiator, double glazed windows to the side and rear elevation, as well as French doors opening to the patio area.

UTILITY ROOM

14'11" x 5'6" reducing to 3'10" (4.57 x 1.68 reducing to 1.18)

A spacious room with one and half bowl stainless steel sink unit with single drainer, cupboard under which include plumbing and space for dishwasher. Further plumbing suitable for washing machine, appliance space. Radiator, partial vaulted ceiling with roof window, double glazed rear exit door.

CLOAKROOM/WC

A two piece suite comprising wash hand basin with vanity unit and low flush WC. Built-in storage cupboard.

FIRST FLOOR LANDING

Accessed from a dog-leg staircase with double glazed window. Hatch and ladder to partially converted loft space.

PARTIALLY CONVERTED LOFT SPACE

22'11" x 6'5" (7.01 x 1.96)

Carpeted flooring, plaster walls, light and power, double glazed window to the side elevation. Doors to eaves storage space and cupboard housing 'Ideal' combination boiler (for central heating and hot water).

BEDROOM ONE

11'2" x 12'10" (3.41 x 3.92)

Radiator, double glazed window to the rear. Door to en-suite.

EN-SUITE

Newly fitted three piece suite comprising wash hand basin with vanity unit, low flush WC, walk-in shower enclosure with feature thermostatically controlled shower system which includes a drench shower rose and two further shower roses, mixer tap. Heated towel rail, double glazed window.

BEDROOM TWO

11'8" x 10'1" (3.57 x 3.08)

Radiator, double glazed window to the rear.

BEDROOM THREE

13'8" x 9'2" (4.19 x 2.80)

Radiator, double glazed window to the rear.

BEDROOM FOUR

9'8" x 9'9" reducing to 6'8" (2.96 x 2.99 reducing to 2.04)

Radiator, double glazed window to the front.

FAMILY BATHROOM

6'6" x 8'7" (2 x 2.64)

A modern three piece suite comprising wash hand basin with vanity unit, low flush WC, bathtub with thermostatically controlled shower and screen over. Partially tiled walls, heated towel rail, double glazed window.

OUTSIDE

To the front is a concrete finished forecourt providing parking for up to four vehicles which leads to the garage. Pedestrian access at the side of the house leading to the rear garden. The rear garden is fenced and enclosed, and is attractively landscaped with a large, sunken terraced patio area with attractive brick retaining wall and steps leading to the main garden. At the foot of the plot in each corner are two patio/seating areas. Ornamental shrub beds.

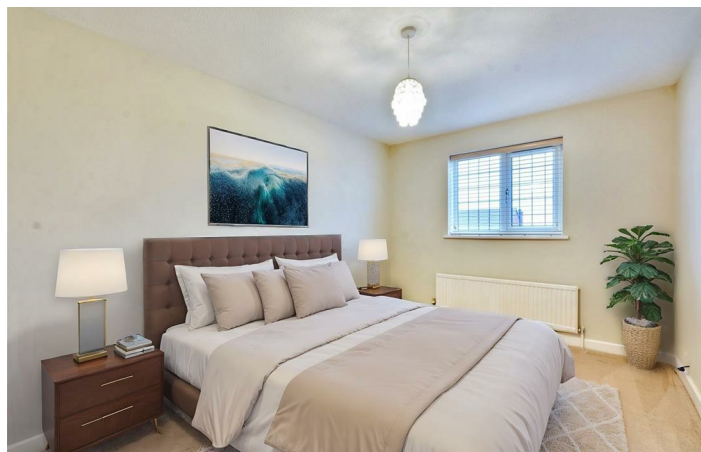
GARAGE

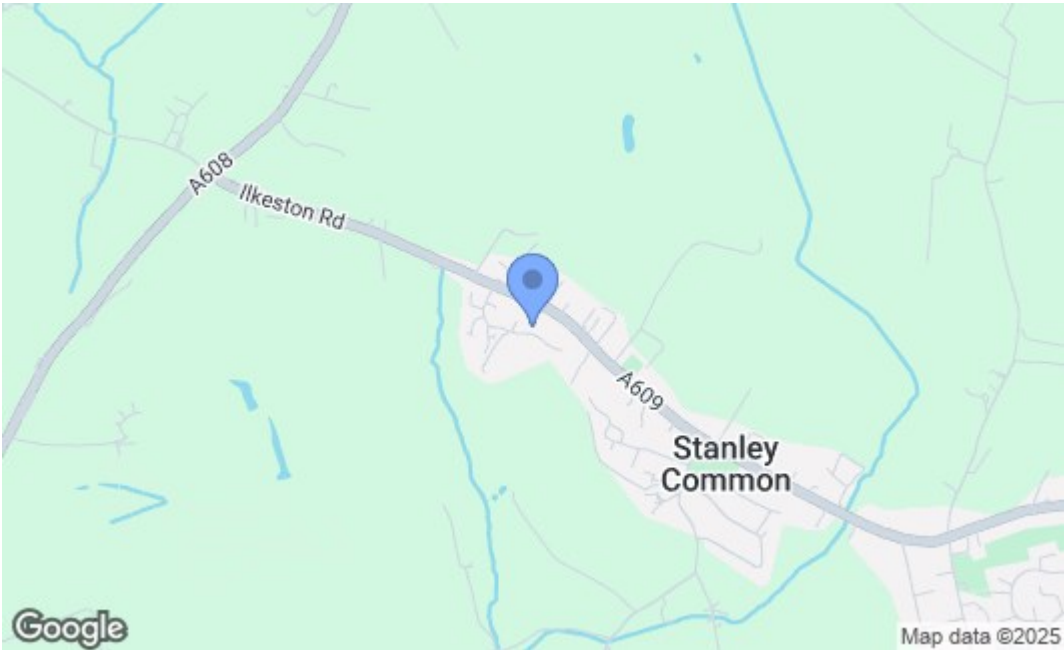
14'2" x 9'1" (4.33 x 2.78)

Up and over door to the front, light and power, internal door to hallway.

AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B	74	
(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		
England & Wales 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.