



Belper Road  
Stanley Common, Derbyshire DE7 6FS

**£269,500 Freehold**

A THREE BEDROOM DETACHED HOUSE.



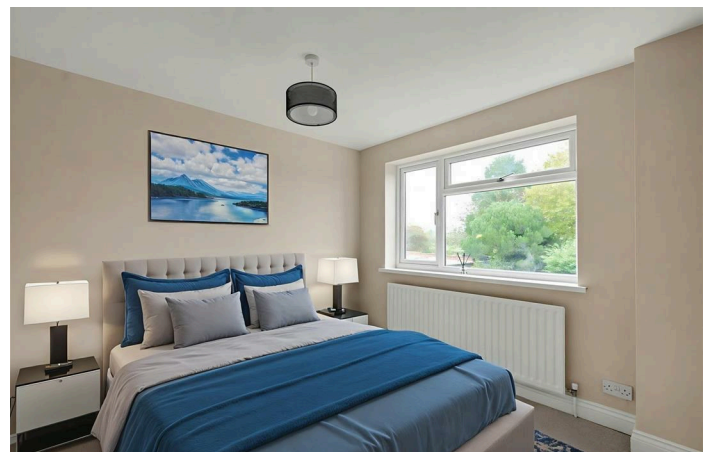
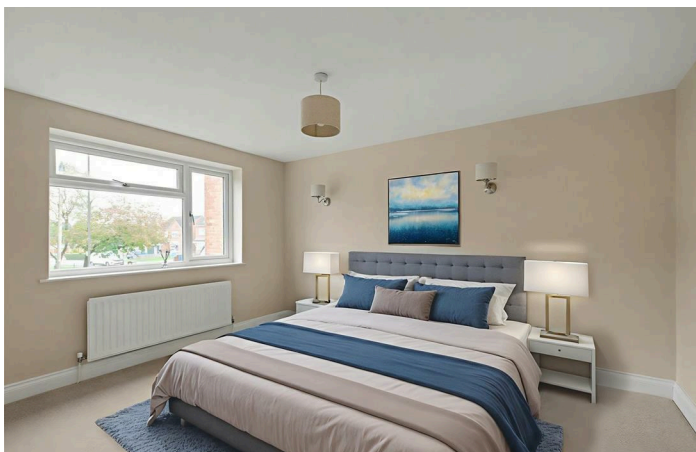
Set back from the road within this popular Derbyshire village is this three bedroom detached house with modern and contemporary fixtures and fittings throughout, as well as being newly decorated with new floor coverings in place offering a turn key home with NO UPWARD CHAIN.

Features of this property include a modern fitted kitchen with built-in appliances and quartz worktops, modern and contemporary family bathroom, gas fired central heating served from a combination boiler and double glazed windows throughout.

Nestled in the heart of Stanley Common, a small Derbyshire village situated between the market town of Ilkeston and Derby city centre. The property enjoys views over open space and playing fields to the front and has the benefit of a forecourt providing ample off-street parking and attractively landscaped rear gardens.

This property is finished to a particularly high standard and is available for immediate occupation.

Ideal for families and couples alike. An internal viewing is highly recommended.



## ENTRANCE HALL

Composite double glazed front entrance door, radiator, stairs to the first floor with understairs store cupboard with double glazed window housing a "Baxi" combination boiler (for central heating and hot water).

## THROUGH LOUNGE/DINER

23'5" x 10'11" reducing to 8'3" (7.15 x 3.34 reducing to 2.54)

A light and airy space with plenty of room for sitting and dining. Two radiators, Gazco Stockton gas fire, double glazed window to the front and double glazed French doors opening to the rear garden.

## KITCHEN

9'10" x 8'11" (3 x 2.72)

Incorporating a range of modern fitted wall, base and drawer units with contrasting quartz worktops and inset stainless steel sink unit. Built-in "Neff" electric oven, five ring induction hob and extractor hood over. Integrated washing machine, dishwasher and fridge. Double glazed window and door to rear garden.

## FIRST FLOOR LANDING

Double glazed windows, hatch and ladder to partially boarded loft.

## BEDROOM ONE

13'2" x 10'6" (4.02 x 3.21)

Radiator, double glazed window to the front.

## BEDROOM TWO

10'5" x 9'10" (3.19 x 3.02)

Radiator, double glazed window to the rear.

## BEDROOM THREE

7'4" x 6'11" (2.25 x 2.11)

Radiator, double glazed window to the front.

## FAMILY BATHROOM

6'10" x 5'4" (2.10 x 1.65)

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

## OUTSIDE

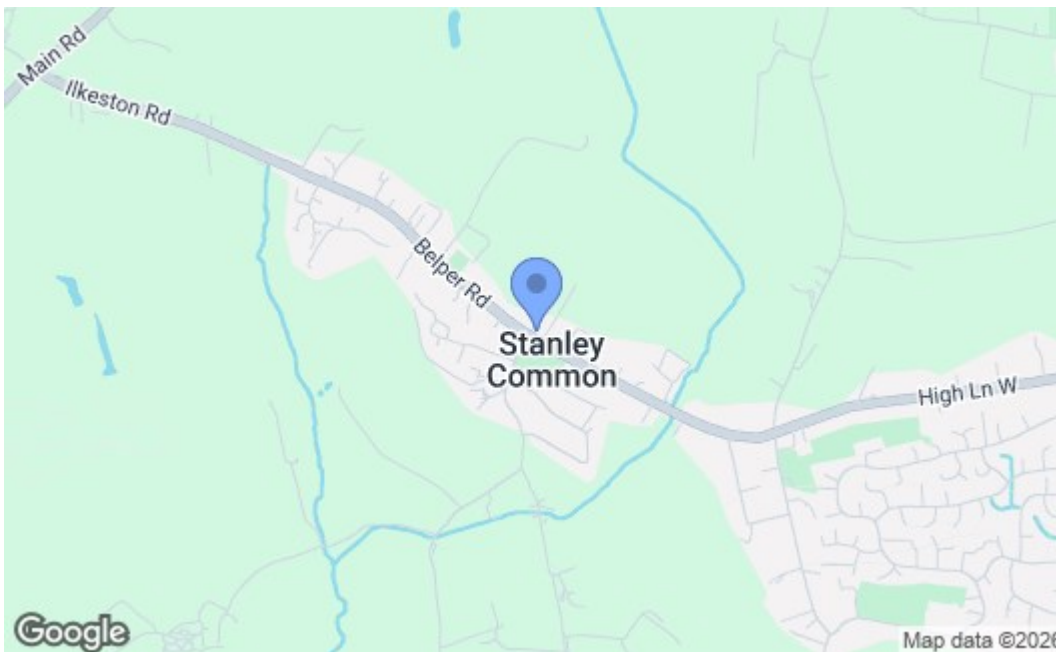
The property is set back from the road with a generous frontage and walled and fenced in side boundaries, partially fenced front boundary with open driveway and forecourt providing parking for two to three vehicles. There is a small section of lawn. There is gated access at the side of the property leading to the rear garden where there is an attractive Indian stone style patio area and pathway, a central garden laid to lawn flanked with a raised planter, as well as a useful garden shed with light and power.

## AGENTS NOTE

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



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.