Robert Ellis

look no further...

School Lane
Stanton-By-Dale, Derbyshire DE7 4QJ

AN EXTENDED FOUR BEDROOM DETACHED FAMILY HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£495,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET FOR THE FIRST TIME SINCE THE LATE 1980'S THIS EXTENDED FOUR BEDROOM DETACHED FAMILY HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN POSITIONED IN THIS PICTURESQUE AND SOUGHT AFTER DERBYSHIRE VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises entrance porch, inner entrance hallway, ground floor WC, living room, sitting room, dining room, shower room, utility and kitchen. The first floor landing then provides access to four bedrooms and a bathroom suite.

The property also benefits from gas fired central heating, double glazing, off-street parking via two separate driveways, detached garage and a generous private established garden to the rear.

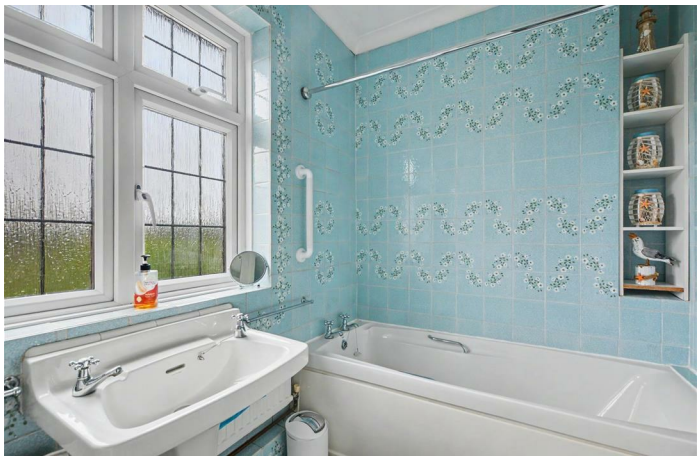
The property also boasts further parking to the foot of the plot, accessed via the neighbouring close, hard standing for further vehicles, caravan or works vehicle (if required).

Given the size and access of the plot, there is a potential of having further space to develop the site to the rear. However, this has not been looked at in any shape or form and would, of course, be subject to the relevant permissions and approvals set within the Conservation Area Status.

The property is located within this picturesque and sought after Derbyshire village which offers easy access to excellent nearby transport links including the A52, M1, tram and train services, whilst being on the doorstep to neighbouring towns and cities offering a wide variety of national and independent retailers and shopping facilities.

The village is set within the countryside and boasts a highly regarded golf course, cricket ground, deli cafe and two popular public houses.

We believe the property, which does need some general modernisation and improvement in places, would make an exceptional long term family home. We highly recommend an internal viewing.



ENTRANCE PORCH
9'10" x 5'7" (3.02 x 1.71)
uPVC panel and double glazed front entrance door, matching uPVC double glazed window to the side of the door, coat pegs, archway, further panel and stained glass inner door to the entrance hallway.

ENTRANCE HALL
12'3" x 6'3" (3.75 x 1.91)
Feature panel and stained glass front entrance door accessed via the porch with matching stained glass panels to either side of the door, staircase rising to the first floor, radiator, decorative coving and wood spindle balustrade, wall light points, internal doors leading through to the living room, dining room, sitting room and WC.

WC
6'3" x 2'9" (1.92 x 0.86)
Accessed via a feature panel and stained glass inner door from the hallway, comprising of a two piece suite with a low flush WC and wash hand basin. Picture rail, coving, wall mounted consumer box, double glazed window to the front, wall light point.

LIVING ROOM
13'0" x 11'11" (3.98 x 3.65)
Walk-in double glazed box bay window of a Georgian design to the front, additional uPVC double glazed Georgian-style window to the side, radiator, coving, decorative ceiling rose, wall light point, feature Adam-style fire surround with a decorative tiled insert and hearth housing a coal effect fire.

SITTING ROOM
14'11" x 11'11" (4.55 x 3.65)
Walk-in Georgian-style double glazed box bay window to the rear making the most of the view over the garden, additional Georgian-style uPVC double glazed window to the side (letting in lots of natural light), coving, wall light points, radiator, feature brick and tile fire surround incorporating a log effect fire.

DINING ROOM
9'11" x 9'4" (3.04 x 2.85)
Sliding double glazed patio doors opening out to the rear garden, radiator, coving, archway through to the kitchen, useful understairs storage pantry, further obscured panel and glazed door into the shower room.

SHOWER ROOM
7'2" x 2'9" (2.20 x 0.86)
Comprising of a walk-in tiled shower cubicle with gravity shower and foldaway glass shower screen, uPVC double glazed Georgian-style window to the side, radiator, tiling to dado height.

KITCHEN
15'7" x 8'1" (4.77 x 2.48)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with worktop space incorporating four ring gas hob with extractor over, one and a half bowl sink unit with draining board, mixer tap and tiled splashbacks. Built-in fridge, oven and combination grill, free standing plumbing space for a dishwasher, glass fronted crockery cupboards, pull-out larder cupboard, Georgian-style uPVC double glazed windows to both the side and the rear, radiator, two spotlights, uPVC panel and double glazed exit door to the outside. Further door to the utility room.

UTILITY ROOM
8'1" x 6'8" (2.47 x 2.05)
Comprising of a matching range of base storage cupboards with rolltop work surfaces incorporating single sink and draining board with tiled splashbacks. Plumbing and space for washing machine and further kitchen appliances, wall mounted "L" shaped shelving, gas fired boiler. uPVC panel and double glazed Georgian-style window to the front.

FIRST FLOOR LANDING
Decorative wood spindle balustrade, radiator, decorative coving, wall light points, uPVC double glazed windows to the front and side (the side window has a feature stained glass design), radiator, loft access point to a partially boarded loft space.

BEDROOM ONE
12'7" x 12'7" (3.85 x 3.85)
uPVC double glazed Georgian-style windows to both the side and rear, radiator, coving, wall light points, fitted storage closet with shelving and hanging rail.

BEDROOM TWO
11'11" x 11'1" (3.65 x 3.38)
Georgian-style double glazed windows to both the front and side (both with fitted blinds), radiator, coving, wall light points, range of fitted bedroom furniture including a floor to ceiling double wardrobe with shelving and hanging space, overhead storage cupboards, drawer unit and dressing table.

BEDROOM THREE
14'8" x 8'0" (4.48 x 2.46)
uPVC Georgian-style double glazed windows to both the front and side (the side window with fitted blind), radiator, wall light points, eaves storage space.

BEDROOM FOUR
6'7" x 6'3" (2.01 x 1.93)
uPVC Georgian-style double glazed window to the front, radiator, coving, fitted storage cupboard.

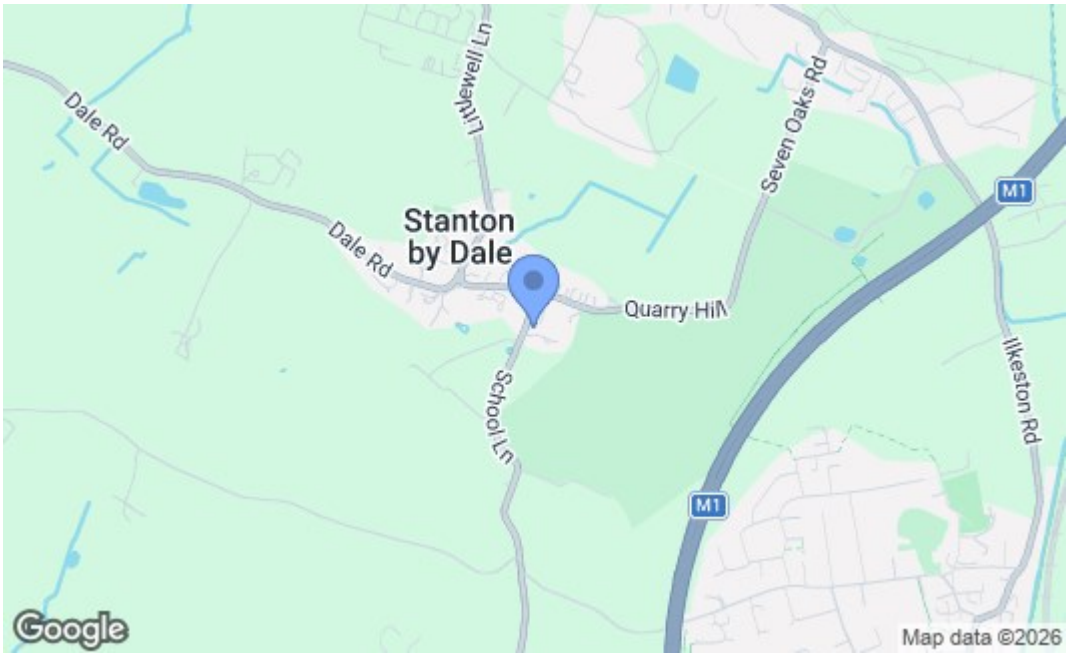
BATHROOM
9'3" x 5'9" (2.82 x 1.76)
Three piece suite comprising panel bath, wash hand basin and low flush WC. Airing cupboard housing the hot water cylinder with shelving space above, uPVC double glazed Georgian-style window to the rear, radiator, coving, tiling to the walls.

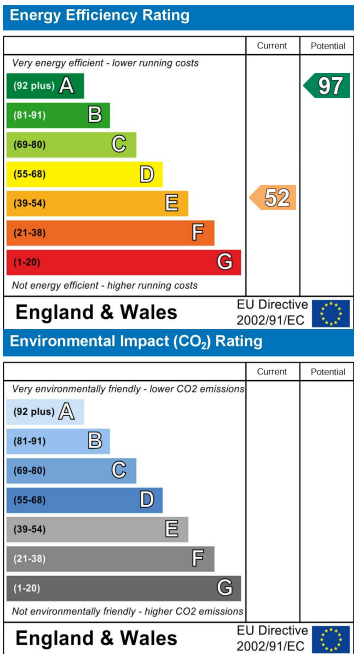
OUTSIDE
To the front of the property, there is a double driveway, one of which leads down the right hand side of the property and also provides turning space, with a central rockery housing a variety of bushes, shrubs, trees and plants. There is an external lighting point. Access down the right hand side of the property leads to the detached brick built garage and pedestrian gate into the rear garden.

TO THE REAR
The rear garden is a fantastic size, with an initial raised paved patio entertaining area, with retaining brick wall and steps leading down to the main part of the garden. A patio area incorporates an external lightly point, water tap and pedestrian gate leading onto the side driveway and to the garage. Dropping down from the raised patio, the garden opens out a lawn, flanked either side by well-stocked flowerbeds and borders housing an array of bushes, shrubs, trees and plants. There is an additional pedestrian gate providing further access to the front, as well as a timber storage shed, greenhouse and summerhouse. External power point, raised and planted rockery and at the foot of the plot, there is further secure parking. At this moment in time, no further use has been explored regarding potential development opportunities at the rear. However, given the rear access and size of the plot, enquiries could be raised with the Local Authority regarding the feasibility, subject to the relevant planning rights within a Conservation Area.

DETACHED GARAGE
17'6" x 9'6" (5.35 x 2.90)
Up and over door to the front, power and lighting points.

DIRECTIONS
From our Stapleford Branch, proceed in the direction of Sandiacre before crossing the bridge onto Station Road. At the Sandiacre traffic junction, continue straight over onto Derby Road and proceed in the direction of Risley. Take a right hand turn at the traffic junction onto Rushy Lane and continue into Stanton Village. Just after the turning for Park Close, the property is on the right hand side.





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.

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