



Dale Road
Stanton-By-Dale, Derbyshire DE7 4QF

Offers Over £450,000 Freehold

A LATE 1990'S INDIVIDUALLY DESIGNED AND CONSTRUCTED THREE BEDROOM DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET FOR THE FIRST TIME IN OVER TEN YEARS THIS LATE 1990'S INDIVIDUALLY DESIGNED AND CONSTRUCTED THREE BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE SITUATED WITHIN THE HEART OF THE VILLAGE WITH THE BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN.

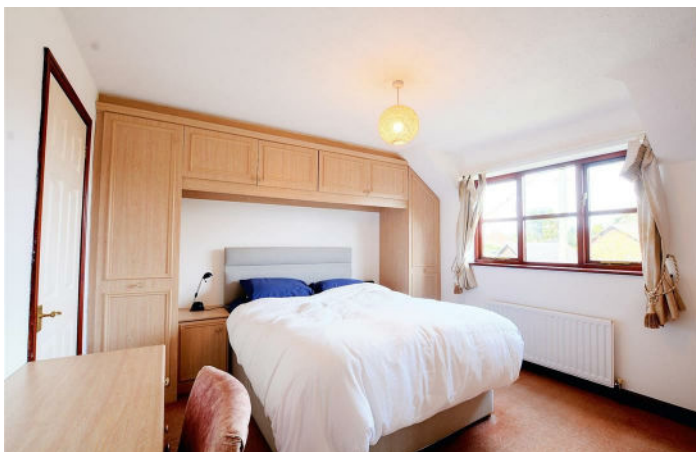
With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, living room, dining room, kitchen with understairs pantry and utility room. The first floor landing then provides access to three bedrooms, family bathroom suite and en-suite facilities to the main bedroom.

The property also benefits from a gated driveway providing secure off-street parking which in turn leads to a detached double garage with electrically operated door. There are generous private gardens making the most of the South facing aspect.

The property presents a rare opportunity to acquire a modern detached building within the village.

Set within this quiet residential cul de sac location within walking distance of both local pubs, many walking routes, yet easy access to excellent nearby transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout. There is also easy access to the Ilkeston train station, a variety of shopping facilities and amenities within the nearby towns. This property would make an ideal family home.

We highly recommend an internal viewing.



ENTRANCE HALL

Panel front entrance door, turning staircase rising to the first floor with decorative open spindle balustrade, radiator. Doors to kitchen and living room. Further door to ground floor WC.

GROUND FLOOR WC

3'9" x 3'6" (1.16 x 1.08)

Two piece suite comprising low flush WC, wash hand basin with tiled splashback, hardwood framed double glazed window to the side, radiator, spotlight.

LOUNGE

15'1" x 12'9" (4.62 x 3.90)

Hardwood framed double glazed window to the front (with fitted roller blind), radiator, coving, media points, feature Adam-style fire surround with marble insert and hearth housing a coal effect gas fire.

DINING ROOM

9'4" x 9'2" (2.85 x 2.81)

uPVC double glazed window to the rear with fitted roller blind, radiator, coving. Opening back to the living room.

KITCHEN

10'11" x 10'5" (3.34 x 3.20)

Equipped with a matching range of fitted base and wall storage cabinets with marble effect roll top work surfaces incorporating circular bowl sink unit with central mixer tap. Fitted counter level four ring gas hob with extractor over, integrated eye level double oven/grill, space for under counter fridge, radiator, hardwood framed double glazed window to the rear overlooking the garden, glass fronted crockery cupboards. Doors back to the hallway and dining room. Opening through to the utility room. Useful understairs storage cupboard/pantry with lighting and coat pegs.

UTILITY ROOM

8'5" x 6'7" (2.59 x 2.01)

Equipped with a matching to the kitchen range of base storage cupboards with contrasting roll top work surfaces incorporating single sink and draining board. Tiled splashbacks, plumbing for washing machine, space for further under counter kitchen appliance, radiator, hardwood framed double glazed window to the rear, stable door opening out to outside, wall mounted water heater, extractor fan.

FIRST FLOOR LANDING

Hardwood framed double glazed window to the side, open spindle decorative balustrade. Doors to all bedrooms and bathroom.

BEDROOM ONE

12'10" x 12'2" (3.92 x 3.73)

Hardwood framed double glazed window to the front, radiator, a

range of fitted bedroom furniture incorporating wardrobes, drawers, bedside cabinets, overhead storage cupboards, vanity dresser. Door to en-suite.

EN-SUITE

7'10" x 3'6" (2.41 x 1.07)

Three piece suite comprising tiled and enclosed shower cubicle with Mira Zest electric shower, wash hand basin with tiled splashbacks and low flush WC. Heated towel radiator, ceiling light, extractor fan.

BEDROOM TWO

12'10" x 12'9" (3.93 x 3.90)

Hardwood framed double glazed window to the rear making the most of the views beyond, radiator, TV point.

BEDROOM THREE

8'10" x 7'0" (2.71 x 2.14)

Hardwood framed double glazed French doors opening out to a Juliet balcony making the most of the views beyond, radiator.

BATHROOM

8'3" x 7'1" (2.53 x 2.17)

Three piece suite comprising panel bath with central mixer tap and handheld shower attachment, wash hand basin with tiled splashbacks, low flush WC. Hardwood framed double glazed window to the front, radiator, wall mounted mirror fronted bathroom cabinet, extractor fan, ceiling light, boiler cupboard housing the Valliant gas fired combination boiler (for central heating and hot water purposes). Loft access point to an insulated loft space.

OUTSIDE

To the front of the property there is a gated entrance leading to a gravel driveway providing off-street parking which in turn leads to the detached double garage with electrically controlled door. Pathway to the front entrance door, lawned front and side gardens with planted flowerbeds and borders housing a wide variety of specimen bushes, shrubs, trees and plants. The garden then opens out to the side and rear where a further lawned garden can be found with stepping stone pathway and block paved patio presenting an ideal entertaining space. Personal access to the garage, external water tap, lighting points.

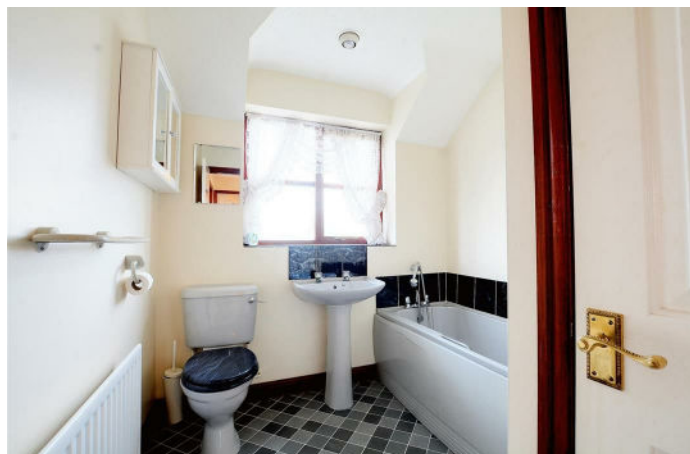
DOUBLE GARAGE

17'4" x 16'11" (5.30 x 5.17)

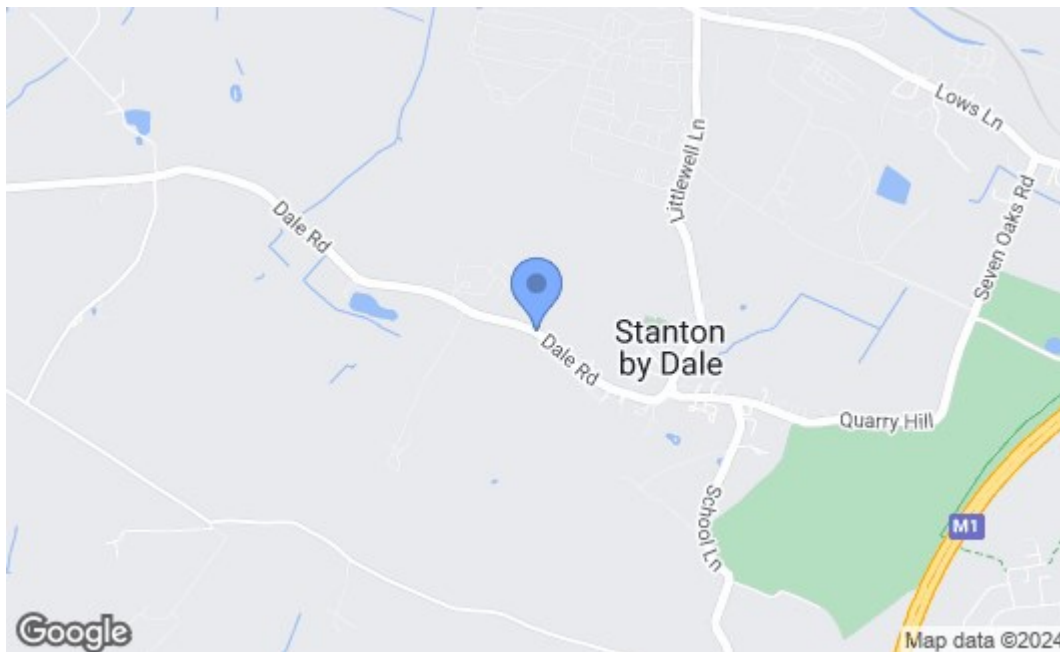
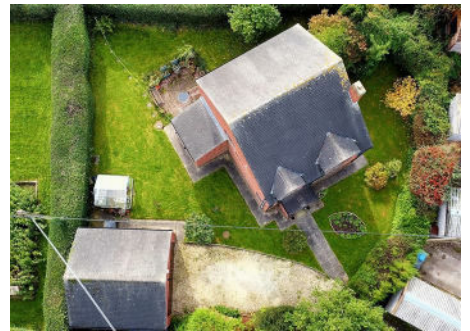
With electrically operated garage door to the front, power and lighting points.

DIRECTIONAL NOTES

Enter the Village from Sandiacre via Bostocks Lane traffic junction, passing the entrance to what once was Stanton Hall. At the "T" junction, turn left onto Dale Road and the property can be found on the left hand side, tucked away at the top of a residential cul de sac. Ref: 8246NH



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	80
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.