



**Bowling Close**  
**Stanton-By-Dale, Derbyshire DE7 4QG**

**£795,000 Freehold**

A UNIQUE OPPORTUNITY TO ACQUIRE  
AN EXTENDED FOUR BEDROOM  
DETACHED HOUSE WITHIN THE CENTRAL  
PART OF THE VILLAGE OFFERED FOR SALE  
WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTENDED FOUR BEDROOM DETACHED FAMILY HOUSE SITUATED WITHIN THE CENTRAL PART OF THE VILLAGE OFFERED FOR SALE WITH NO UPWARD CHAIN.

With accommodation over two floors comprising entrance hall, ground floor WC, spacious breakfast kitchen, living room, dining area and sitting room to the ground floor. The first floor landing then provides access to four bedrooms (main bedroom with en-suite), and family bathroom.

The property also benefits from gas fired central heating, some replacement double glazing, gardens to the front, side and rear, and a detached double garage.

The property is located within the central part of the village, tucked quietly off the main road on a private road servicing just two properties. The village itself offers a popular and well established golf course, two village pubs, tea rooms, whilst also providing nearby access to good road networks such as the A52 and Junction 25 of the M11 motorway, as well as shops, services and amenities in the nearby towns.

There is easy access to ample open countryside, nearby walking routes, as well as private and public schooling for all ages.

The property has been well loved over many years and offers the opportunity for the onward purchaser to create a fantastic long term family home. We highly recommend an internal viewing.



## ENTRANCE HALL

15'7" x 7'7" (4.77 x 2.32)

Panel front entrance door with decorative Georgian-style window to the side of the door, turning staircase rising to the first floor, radiator, Georgian-style window to the side, decorative wood spindle balustrade. Doors to kitchen and living room. Useful fitted storage cupboards.

## LIVING ROOM

23'3" max x 16'5" (7.11 max x 5.02)

Georgian-style double glazed bay window to the front, matching uPVC Georgian-style double glazed windows to the front and side, sliding double glazed patio doors opening out to the rear garden, two radiators, coving, media points, central chimney breast incorporating decorative fire. Archway through to dining area.

## DINING AREA

9'5" x 9'2" (2.89 x 2.81)

Serving hatch through to the kitchen, radiator, Georgian-style double glazed bay window to the side, coving. Sliding double glazed patio doors to the sitting room.

## SITTING ROOM

10'5" x 9'3" (3.18 x 2.82)

Georgian-style double glazed bay window to the rear overlooking the rear garden, additional uPVC double glazed Georgian-style window to the side, radiator.

## BREAKFAST KITCHEN

20'4" x 9'0" (6.20 x 2.75)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards with ample worktop space incorporating one and a half bowl sink unit with draining board, mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, integrated dishwasher and fridge/freezer, serving hatch back through to the dining area, glass fronted crockery cupboards, corner display shelving, radiator, tiled floor, ample space for table and chairs, Georgian-style uPVC double glazed windows to the side and rear. Panel exit door to outside. Useful understairs storage pantry with Georgian-style window to the side, gas and electricity meters.

## FIRST FLOOR LANDING

Decorative wood spindle balustrade, Georgian-style uPVC double glazed window to the side, radiator. Doors to all bedrooms and bathroom. Useful storage closet/airing cupboard housing the hot water cylinder.

## BEDROOM ONE

18'6" x 16'2" (5.64 x 4.93)

uPVC double glazed Georgian-style windows to the front and side (the side making the most of far reaching countryside views), radiator, two fitted full height double wardrobes with central dressing area and mirror. Door to en-suite.

## EN-SUITE

10'5" x 7'5" (3.19 x 2.28)

A spacious room with a five piece suite comprising large bathtub with bath seat, separate tiled and enclosed shower cubicle with "Creda" electric shower, wash hand basin, low flush WC, bidet. Fully tiled walls, uPVC Georgian-style double glazed window to the side, wall mounted mirror fronted bathroom cabinet, radiator, wall mounted bathroom light point with shaver point.

## BEDROOM TWO

13'3" x 7'7" (4.06 x 2.33)

Georgian-style double glazed windows to the side and rear (both making the most of the countryside views), radiator.

## BEDROOM THREE

10'9" x 9'8" (3.30 x 2.97)

Georgian-style windows to the side and rear, radiator.

## BEDROOM FOUR

10'11" x 10'4" (3.34 x 3.16)

Georgian-style window to the front, radiator, wash hand basin with tiled splashbacks, wall mounted wall light point incorporating shaver outlet above.

## FAMILY BATHROOM

7'7" x 7'4" (2.33 x 2.26)

Four piece suite comprising panel bath with mixer tap, wash hand basin with mixer tap, low flush WC, separate tiled and enclosed shower cubicle with electric shower. Tiled walls, Georgian-style window to the front, radiator, wall mounted mirror fronted bathroom cabinet.

## OUTSIDE

The property is surrounded by gardens to the front, sides and rear, and is approached via a shared driveway with the neighbouring property to the rear which leads to the parking area and detached double garage. The front garden has a shaped garden lawn with sweeping pathway providing access to the front entrance door. The front garden is surrounded by an array of flowerbeds and rockery housing a specimen and mature range of bushes, shrubs, trees and plants. The garden then opens out to the left hand side and beyond into the rear garden with a further array of planted borders housing bushes, shrubbery, trees and plants. To the rear garden, there is a paved patio area accessed directly from the patio doors from the living room which then also leads out onto another lawned area with decorative well planter and further rockery to the bottom corner of the garden. Within the grounds there are fruit bearing trees and a good sized vegetable patch (ideal for those wanting to grow their own fruit and vegetables). Useful greenhouse and a paved footpath then provides access around the other side of the property, leading to the driveway and garage. Also outside, there is a useful brick store set within the rear porch which also provides access to the back door of the property.

## DETACHED DOUBLE GARAGE

18'0" x 17'11" (5.50 x 5.47)

Twin opening up and over doors to the front.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light crossroads, continue straight over onto Derby Road Sandiacre and proceed up the hill in the direction of Risley. At the traffic light crossroads, turn right onto Rushy Lane and continue into Stanton by Dale. Follow the bend in the road to the left and proceed past the entrance to what was Stanton Hall. At the junction, veer left onto Dale Road and the property can be found on the left hand side, following the signpost for Dale Road leading to Bowling Close. The property can be identified by our For Sale board to the front of the property.

## COUNCIL TAX

Erewash Borough Council Band F.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – Available

Broadband Speed - Good

Phone Signal – Average

Sewage – Mains supply

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

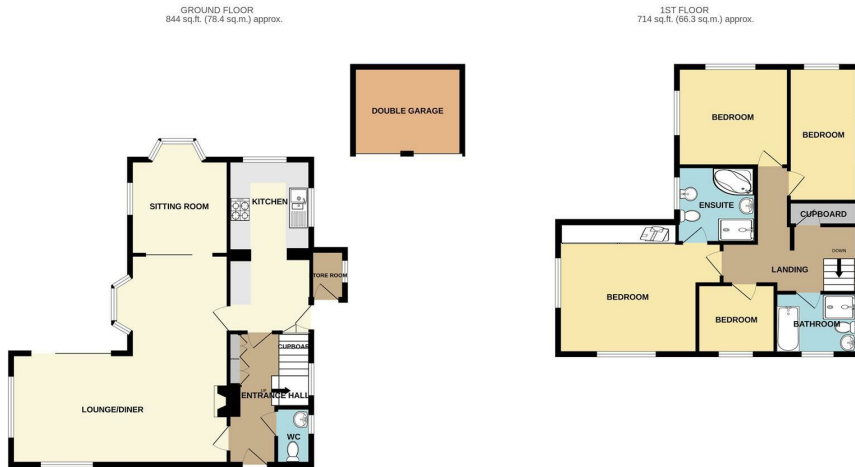
Flood Defenses – No

Non-Standard Construction – No

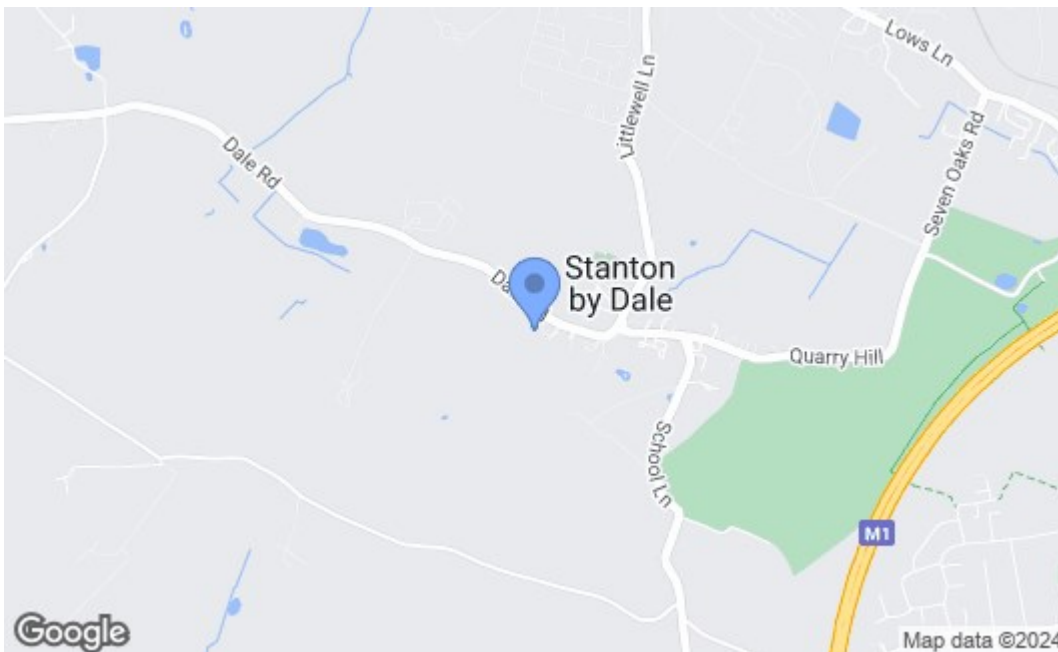
Any Legal Restrictions – No

Other Material Issues – No





TOTAL FLOOR AREA: 1558 sq.ft. (144.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		57	
(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.