



The Crescent,
Stanley Common, Ilkeston
DE7 6GL

Price Guide £340-345,000

Freehold

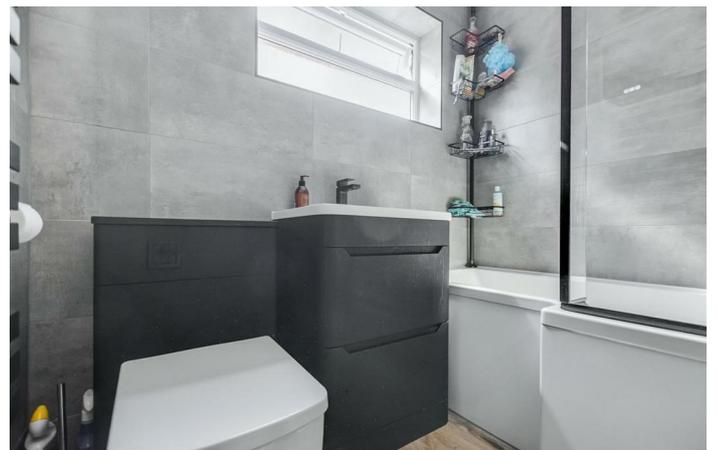


A SUPERB FOUR BEDROOM DETACHED HOUSE WITH OPEN PLAN KITCHEN DINER WITH LOG BURNER AND BEAUTIFUL PRIVATE ESTABLISHED GARDEN AND GARAGE.

Situated in the popular and convenient residential location of Stanley Common, readily accessible for a variety of local shops and amenities including schools, transport links, this brilliant four bedroom detached house offers a perfect blend of contemporary family living, within a semi-rural setting. With a must see open plan kitchen diner with log burner and detached garage, it must be viewed!

With accommodation over two floors, the ground floor comprises of a light and airy entrance hall, downstairs W.C, lounge with doors opening into the open-plan kitchen diner. The first floor landing provides access to four bedrooms, two with in-built storage/wardrobes and a recently fitted bathroom. The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking to the front, generous, private garden space with a brick built detached garage.

Stanley Common as a village offers a peaceful, semi-rural setting yet remains conveniently connected to urban amenities and transport routes including quick access to the M1 motorway and rail links at Ilkeston, Langley Mill and Derby, with London reachable in around 1h40min by train. The property is located favourably within this popular Derbyshire village location in close reach of the services and facilities in the nearby town of Ilkeston. There is also easy reach to a vast array of outdoor walking routes and countryside, as well as being easy accessible to nearby transport links and networks including the Ilkeston train station, local and major road networks.



Entrance Hall

18'2 x 3'9 approx (5.54m x 1.14m approx)
UPVC double glazed door to the front with inset opaque glazed panel, carpeted flooring, ceiling light and UPVC double glazed window to the side, double radiator, oak double doors with inset glazed panels to the lounge, stairs to the first floor and door to:

Kitchen Diner

20'9 x 10'8 approx (6.32m x 3.25m approx)
UPVC double glazed French doors to the rear, UPVC double glazed door and window to the rear, laminate flooring, recessed LED ceiling spotlights in the kitchen area and hanging ceiling light in the dining area, coving, ceiling rose, putty grey gloss wall, drawer and base units to three walls with stone work surface and splashback with inset stainless steel sink and drainer, swan neck mixer tap, built-in oven, integral fridge and freezer, large pantry cupboard, space for a washing machine and tumble dryer, four ring electric hob with black gloss splashback, feature wall tiles, multi fuel burner with a slate hearth and tiled splashback.

Lounge

16'7 x 14'4 approx (5.05m x 4.37m approx)
UPVC double glazed window to the front, carpeted flooring, ceiling light, coving, ceiling rose, open fireplace with feature surround, double radiator, oak doors to the kitchen diner and hallway.

Cloaks/w.c.

5'1 x 2'7 approx (1.55m x 0.79m approx)
Having been recently re-fitted with an obscure UPVC double glazed window to the front, laminate flooring, recessed ceiling spotlights, low flush w.c., vanity wash hand basin with black tap, extractor fan, black towel radiator, tiled splashbacks, cupboard housing the Worcester Bosch combi boiler.

First Floor Landing

9'6 x 3'9 approx (2.90m x 1.14m approx)
Ceiling light, carpeted flooring, loft access hatch and doors to:

Bedroom 1

14'9 x 11'7 approx (4.50m x 3.53m approx)
UPVC double glazed window to the front, carpeted flooring, double radiator, ceiling light, coving, USB plug sockets, grey Shaker built-in wardrobes with two large storage cupboards.

Bedroom 2

11'7 x 10'8 approx (3.53m x 3.25m approx)
UPVC double glazed window to the rear, carpeted flooring, double radiator, ceiling light, coving, TV point and a large open built-in storage cupboard.

Bedroom 3

9'4 x 10'5 approx (2.84m x 3.18m approx)
UPVC double glazed window to the rear, carpeted flooring, double radiator, ceiling light and coving.

Bedroom 4

8'6 x 8'6 approx (2.59m x 2.59m approx)
UPVC double glazed window to the front, carpeted flooring, double radiator, ceiling light and coving.

Bathroom

6'6 x 5'9 approx (1.98m x 1.75m approx)
The recently re-fitted bathroom has a UPVC double glazed obscure window to the side, grey contemporary wall tiles, extractor, LED ceiling spotlights, low flush w.c., black matt towel radiator, LED and blue tooth mirror, sink with two storage drawers below with a black mixer tap, P shaped panelled bath with storage shelves, glass screen, black mixer tap and black mains fed shower with rainwater shower head and hand held shower.

Garage

17'3 x 9'4 approx (5.26m x 2.84m approx)
Brick built detached garage with up and over door to the front, light and power.

Outside

There is a driveway to the front for at least two vehicles with an established front garden having a lawn, hedging and trees for privacy. The aspect at the front overlooks fields and this is a quiet cul-de-sac.

To the rear there is a private and enclosed, good size garden which has a large patio from the kitchen diner leading down to a path down to a large lawned area, there are planted borders to all sides with established trees, shrubs and plants leading to the garage.

Council Tax

Erewash Borough Council D

Additional Information

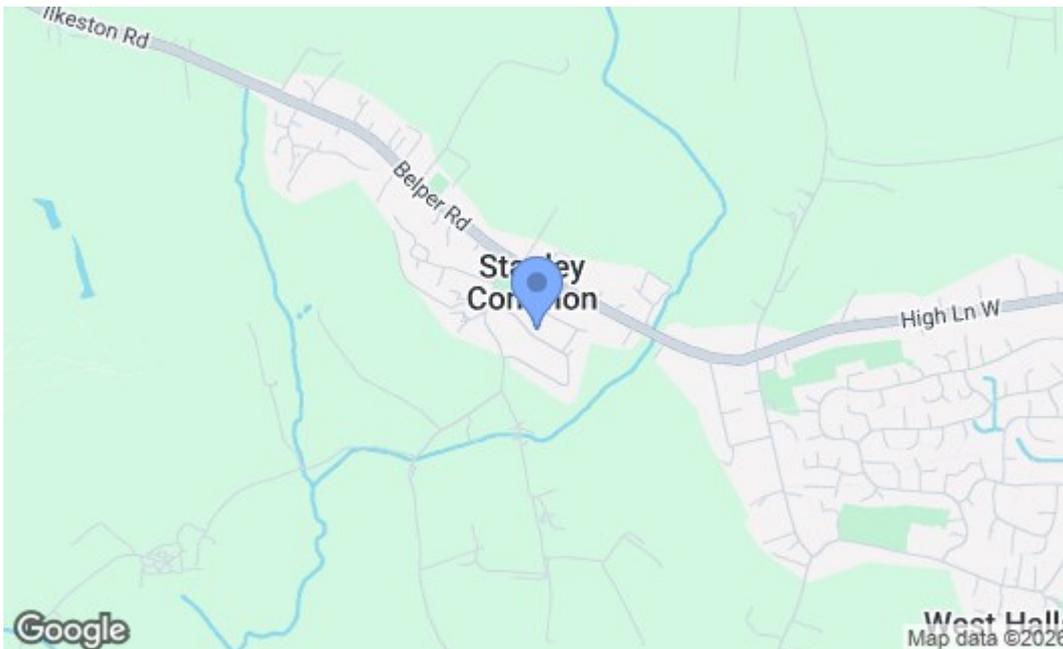
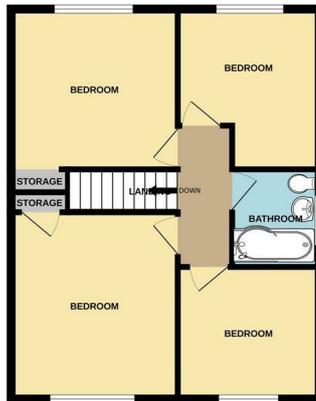
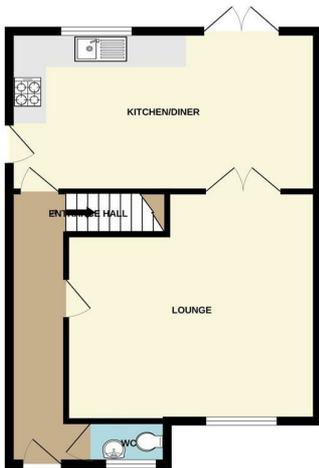
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 2mbps Superfast 45mbps
Phone Signal – EE, O2, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



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			
		69	82
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.