Robert Ellis

look no further...

Ingledine, Quarry Hill,
Stanton-By-Dale, Ilkeston
DE7 4QQ

O/O £685,000 Freehold

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A FOUR BEDROOM SEMI DETACHED FAMILY HOME OFFERING GOOD SIZE ACCOMMODATION THROUGHOUT.

Robert Ellis are delighted to bring to the market this deceptively spacious four bedroom semi detached family home situated within the heart of Stanton by Dale, a much sought after village location. With picturesque views of Erewash, generous size rooms throughout, a detached garage and a great amount of frontage. The property is within walking distance of two traditional public houses as well as tea rooms and a great village community feel with countryside walks on your doorstep. Far from being isolated as the village lies between Nottingham and Derbyshire and is less than 10 minutes from the A52 and M1 road networks. For all that is included in this family home, an internal viewing comes highly recommended to see the space, size and views on offer.

The accommodation briefly comprises of an entrance hall with period Minton flooring, dining room, living room with dual aspect windows to the front and rear, cloakroom and open plan kitchen diner to the rear. To the first floor there are four double bedrooms and a four piece modern bathroom suite. The property has great stature from the road with delightful lawn and electric gates that lead onto the block paved driveway that wraps around to the rear, there is ample amount of parking for several cars and a detached garage. The rear garden has a patio courtyard which is enclosed and great for entertaining and a large lawn which is enclosed with fenced and hedged boundaries with a delightful view of Erewash to the rear.

Stanton by Dale village has two local well known pubs and is within easy reach of all the amenities and facilities provided by towns such as Ilkeston, Sandiacre, Stapleford and Long Eaton where schools for older children can be found as can shops which will include an Asda and Tesco superstore at Long Eaton and other shops, there are healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque Derbyshire countryside and the excellent transport links include J25 of the M1, which is a few minutes drive away, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and there is the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Hallway
13'7 x 6'9 approx (4.14m x 2.06m approx)
Front entrance door, Minton floor, dado rail, radiator, stairs to the first floor with understairs storage cupboard, coving to ceiling, spotlights and doors to:

Dining/Sitting Room
13'9 x 12'4 approx (4.19m x 3.76m approx)
Windows to the front and side, radiator, feature fireplace with surround and hearth and picture rail.

Living Room
23'8 x 12'3 approx (7.21m x 3.73m approx)
Windows to the front and rear, feature gas fireplace with tiled hearth, coving to the ceiling and traditional beam, three radiators.

Cloaks/w.c.
6'9 x 5'8 approx (2.06m x 1.73m approx)
Low flush w.c., pedestal wash hand basin, stainless steel radiator, part tiled walls, window to the rear, spotlights to the ceiling, Minton flooring and storage cupboard.

Dining Kitchen
19'8 x 9'3 approx (5.99m x 2.82m approx)
Wall and base units with roll edged work surface over, AGA gas oven, integrated washing machine and dishwasher and space for a free standing fridge freezer, 1½ bowl sink and drainer with mixer tap over, spotlights to the ceiling, radiator, stable door to the rear and integrated plinth lights.

Dining Area
Tiled floor, coving and spotlights to the ceiling, radiator and window to the side.

First Floor Landing
8'6 x 6'9 approx (2.59m x 2.06m approx)
Window to the front, coving to ceiling, spotlights and dado rail, doors to:

Bedroom 1
14' x 12'5 approx (4.27m x 3.78m approx)
Windows to the front and side, radiator, fitted wardrobes and dado rail.

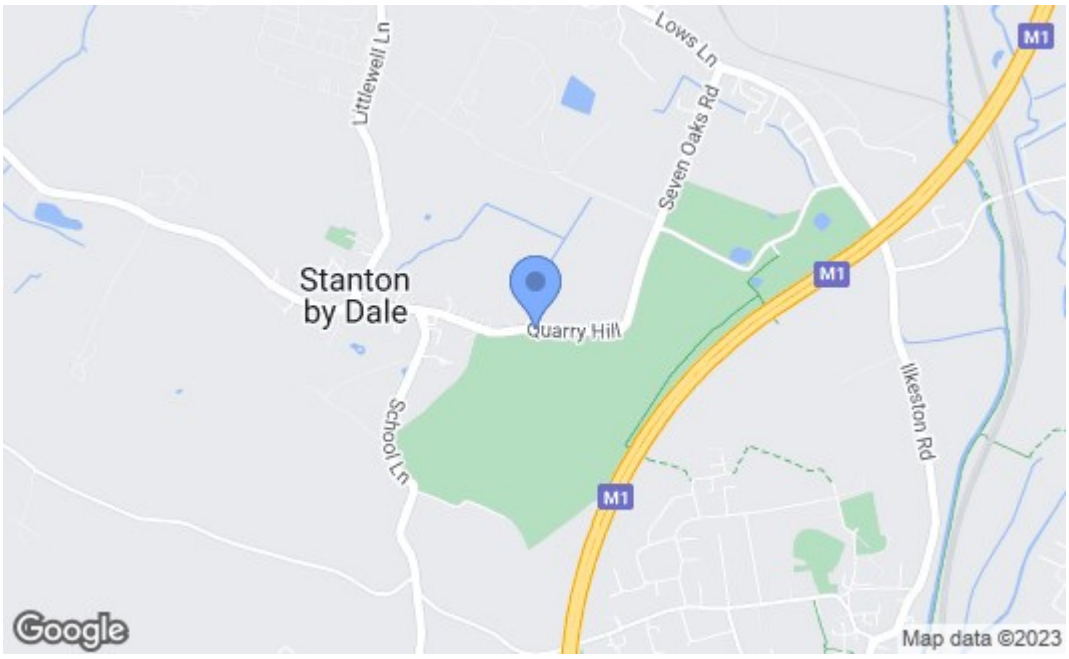
Bedroom 2
13'9 x 12'4 approx (4.19m x 3.76m approx)
Window to the front, coving to ceiling, spotlights, radiator, built-in wardrobes, picture rail and loft access hatch.

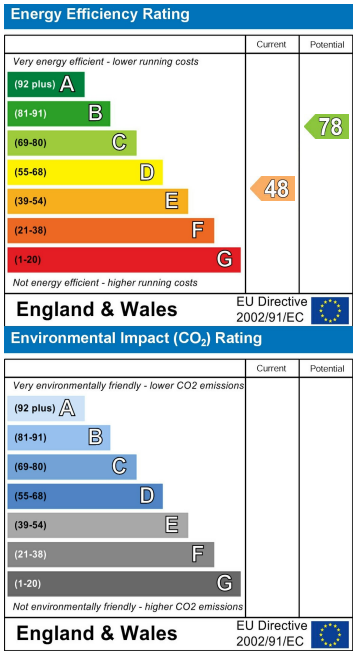
Bedroom 3
12'2 x 9'4 approx (3.71m x 2.84m approx)
Spotlights, window to the rear with delightful views of the countryside, picture rail, radiator and built-in wardrobes.

Bedroom 4
9'2 x 9'3 approx (2.79m x 2.82m approx)
Window to the side, radiator and built-in wardrobes.

Bathroom
10'2 x 5'8 approx (3.10m x 1.73m approx)
Four piece suite with Jacuzzi bath having a mixer tap over, corner shower enclosure, pedestal wash hand basin, low flush w.c., stainless steel towel radiator, window to the rear, inset spotlights and tiled floor and walls.

Outside
The property has great stance from the front with delightful gates that open to the block paved driveway that wraps around to the rear, front lawn. From the rear door there is an enclosed courtyard, a great entertaining space, with steps to the block paved driveway and onto a large lawn which is enclosed by hedge boundaries with delightful views of the countryside to the rear. There is also access to the detached garage.





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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