



**Belper Road**  
**Stanley Common, Derbyshire DE7 6FQ**

**£180,000 Freehold**

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A three storey end terraced cottage located in the heart of this popular Derbyshire Village. Offered for sale with NO CHAIN and ready to move into.

A particular feature of this property is the benefit of off-street parking for one car to the front, as well as an additional parking space to the rear.

Further features of this property include gas fired central heating served from a combination boiler, double glazed windows, open plan dining kitchen, and a useable cellar which is tanked and has lighting and power.

There is a double bedroom to the first floor, as well as a dressing room and bathroom/WC. The dressing room gives access to a staircase leading to what is believed to be an original attic room which has been updated in more recent times with the current owner using it as a bedroom with en-suite shower/WC\*.

There are good sized rear gardens with a useful detached brick laundry/utility room. The property is situated in the heart of Stanley Common and has views over open space/playing fields to the front and access to all the local amenities.

Ideally suited to first time buyers or those looking to downsize. An internal viewing is recommended.



## LOUNGE

12'4" x 10'11" (3.78 x 3.35)

Radiator, double glazed window and door to the front.

Door to cellar and door to dining kitchen.

## DINING KITCHEN

17'10" x 11'9" (5.46 x 3.60)

The kitchen area comprises a fitted range of wall, base and drawer units with rolled edge work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, gas hob. Integrated dishwasher, double glazed window and door to the rear.

## CELLAR

11'4" x 10'5" (3.47 x 3.18)

Plastered and painted walls and ceiling, light and power, laminate flooring. 1.77m head height.

## FIRST FLOOR LANDING

Double glazed window. Doors to bedroom and dressing room.

## BEDROOM ONE

12'4" x 11'6" (3.76 x 3.52)

Radiator, double glazed window to the front with aspect over open space and playing fields.

## DRESSING ROOM

10'9" x 6'2" (3.28 x 1.88)

Radiator. Door to bathroom and door to staircase to attic.

## BATHROOM

10'9" x 5'4" (3.28 x 1.63)

Incorporating a modern three piece suite comprising wash hand basin, low flush WC and "L" shaped shower bath with mixer shower attachment. Shower screen, heated towel rail, cupboard housing wall mounted gas combination boiler (for central heating and hot water). Double glazed window.

## ATTIC

12'0" x 10'2" (3.68 x 3.10)

We understand that the property has always had an attic room. This has been updated in recent years and used as a bedroom. Radiator, double glazed window to the side

gable, access to en-suite which houses a wash hand basin, low flush WC and walk-in shower area. Heated towel rail, Velux double glazed roof light.

\* There are no documents available to confirm the status of the attic space.

## OUTSIDE

To the front there is a forecourt providing off-street parking for one vehicle. To the rear, the main garden is enclosed and is well tended with a generous patio area, lawns and shrub borders. Within the garden is a detached brick built outbuilding. There is gated pedestrian side access off the adjacent lane (known as "The Brickyard". The Brickyard also gives access to the additional off-street parking facility at the foot of the plot.

## LAUNDRY/UTILITY

10'11" x 5'10" (3.35 x 1.8)

A brick constructed outbuilding with light, power, and plumbing for washing machine.



Robert Ellis  
ESTATE AGENTS



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, fixture or fitting has been tested.