



**Belper Road  
Stanley Common, Ilkeston DE7 6FY**

**Offers Over £200,000 Freehold**

A SURPRISINGLY SPACIOUS THREE  
BEDROOM VICTORIAN MID TERRACED  
HOUSE.



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This charming period property was once a carpenter's cottage is located in the small Derbyshire Village of Stanley Common. Situated in South East Derbyshire, Stanley Common Village sits on the A609 between Ilkeston and Derby. There are good public transport links as well as other neighbouring areas. Nestled on the edge of countryside, there are many nearby footpaths for those who enjoy exploring the outdoors.

The property is well presented and comes to the market in a 'ready to move into' condition with features including gas fired central heating served from a combination boiler and double glazing throughout. Accommodation is arranged over two floors, the ground floor comprising lounge, separate dining room and fitted kitchen with ground floor bathroom beyond. The first floor landing then provides access to the three bedrooms.

Further features of this property which is set back from the road providing parking for several vehicles, the expansive rear gardens include patio, lawns, mature trees and shrubs, a pleasant place to relax and unwind.

Equally suited to young families and professional couples, especially first time buyers, we strongly recommend an early internal viewing to avoid disappointment.



## LOUNGE

11'11" x 10'11" (3.64 x 3.34)

Feature fire surround, two radiators, double glazed window to the front and composite front entrance door. Door to dining room.

## DINING ROOM

11'10" x 11'4" (3.63 x 3.47)

Door to staircase to first floor. Radiator and double glazed window. Door to kitchen.

## KITCHEN

11'11" x 5'10" (3.64 x 1.8)

Incorporating a modern fitted range of wall, base and drawer units with contrasting work surfacing and inset stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine and appliance space. Cupboard housing wall mounted gas combination boiler. Double glazed window and door to the rear. Door to bathroom.

## BATHROOM

8'3" x 6'6" (2.54 x 1.99)

Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush WC and panel bath with rainfall shower over. Partially tiled walls, radiator and two double glazed windows.

## LEAN-TO

Beyond the kitchen with power, cold water tap and access to the garden.

## FIRST FLOOR LANDING

Hatch to loft and doors to bedrooms.

## BEDROOM ONE

11'0" x 9'11" (3.37 x 3.04)

Original period cast iron fireplace. Overstairs store cupboard, radiator, double glazed window to the front.

## BEDROOM TWO

11'5" x 11'10" (3.49 x 3.62)

Original fireplace, storage cupboard, radiator and double glazed window to the rear.

## BEDROOM THREE

11'6" x 6'0" (3.53 x 1.83)

Radiator and double glazed window to the rear.

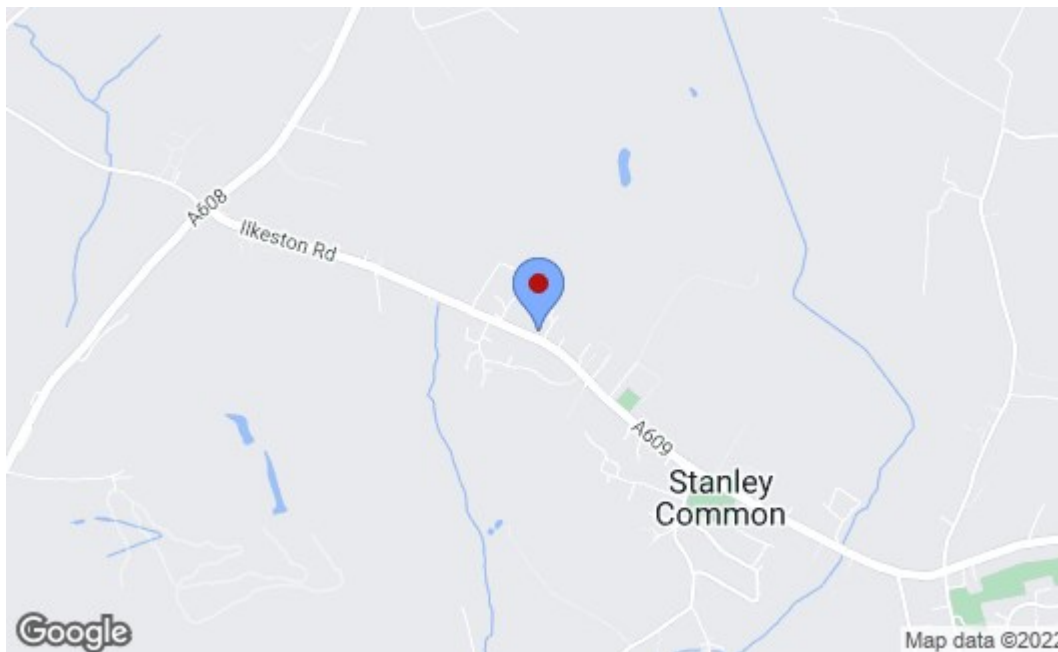
## OUTSIDE

The property is set back from the road with a deep frontage and off-street parking for at least two vehicles in tandem. There is a strip of lawn. A substantial rear garden is landscaped with patio areas, lawns, mature trees and shrubs, there is outdoor lighting, power socket. and security light. Composter and garden shed.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. Made with Metropix (2022).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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.