Robert Ellis

look no further. . .

Station Road
Stanley, Derbyshire DE7 6FJ

£375,000 Freehold

AN EARLY 1900'S FOUR BEDROOM EDWARDIAN PROPERTY SITUATED IN THIS ESTABLISHED & DESIRABLE DERBYSHIRE VILLAGE LOCATION.

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL LOOKED AFTER EDWARDIAN FOUR BEDROOM CHARACTER PROPERTY SITUATED IN THIS DESIRABLE DERBYSHIRE VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor shower room, open plan spacious living/dining room, conservatory, breakfast kitchen and utility room. The first floor landing then provides access to four bedrooms and bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking and enclosed private garden to the rear.

The property is situated in this desirable Derbyshire village location, yet remaining within easy reach of nearby amenities and transport links, including Ilkeston train station. There is also easy access to the nearby cities of Nottingham and Derby which provide a wide variety of both national and independent retailers. The property is situated within easy reach of fantastic nearby walks and open countryside, making this an ideal family property.

Within the village itself, there is also easy access to popular nearby schooling and children's play park.

We highly recommend an internal viewing.

ENTRANCE HALL
5'8" x 3'2" (1.74 x 0.98)
Composite and double glazed front entrance door through to the inner part of the hallway where there is a turning staircase rising to the first floor, wooden flooring, decorative coving, telephone point, alarm control panel, picture rail, control panel. Doors leading through to the ground floor shower room and through lounge dining area.

SHOWER ROOM
7'4" x 4'7" (2.25 x 1.40)
Three piece suite comprising shower cubicle with foldaway glass screen, shower door, electric shower, corner wash hand basin with mixer tap, tiled splashbacks and cabinets beneath, push flush WC. Double glazed window to the side, wall mounted shaver point, extractor fan, spotlights, wooden flooring, radiator.

THROUGH LOUNGE DINING AREA
25'5" x 13'11" (7.75 x 4.26)
The lounge area consists of sliding double glazed patio door opening into the conservatory, internal door linking through to the kitchen, radiator, coving, picture rail, wall light points, media points, decorative exposed brickwork to the central chimney breast incorporating a multi-fuel burning stove. Opening through to the dining area which has a double glazed window to the front, radiator, further coving and picture rail.

CONSERVATORY
11'8" x 10'2" (3.56 x 3.12)
Brick and double glazed construction with pitched and central ceiling incorporating double glazed French doors opening out to the rear garden with double glazed windows to either side of the doors and to the rear (with fitted blinds), wall light points, decorative exposed brickwork.

BREAKFAST KITCHEN
19'0" x 7'11" (5.81 x 2.42)
The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with granite style roll top work surfaces incorporating Belfast sink unit with central swan-neck mixer tap. Space for Range cooker with extractor canopy over, spotlights, integrated under-counter fridge and freezer, double glazed window to the rear, tiled floor which continues through to the utility room. Opening through to dining/breakfast area where the tiled floor continues, decorative panelling to one wall, double glazed window to the side, radiator, Openreach wall mounted telephone point, spotlights.

UTILITY ROOM
12'3" x 5'7" (3.74 x 1.71)
Equipped with a matching range of fitted base and wall storage cupboards and drawers, with butchers block style square edge work surfacing incorporating porcelain one and a half bowl sink unit with draining board and central swan-neck mixer tap. Decorative tiled splashbacks, radiator, dual aspect double glazed windows to both front and rear (with fitted blinds), wall mounted app-based Worcester Bosch gas fired central heating combination boiler (for central heating and hot water purposes), space and plumbing for washing machine, dishwasher and tumble dryer, radiator, tiled floor, stable door opening out to the rear garden.

FIRST FLOOR LANDING
Feature stained glass window to the side, coving, radiator, picture rail, decorative wood spindle balustrade, loft access point to a partially boarded, lit and insulated loft space via pull-down loft ladders and doors to all bedrooms and bathroom.

BEDROOM ONE
13'6" x 10'4" (4.12 x 3.16)
Double glazed window to the rear (with fitted roller blind), radiator, fitted full height double wardrobe with matching overhead storage cupboards, feature display Edwardian fireplace.

BEDROOM TWO
11'11" x 8'9" (3.65 x 2.69)
Double glazed window to the front (with fitted roller blind), radiator, range of fitted bedroom furniture.

BEDROOM THREE
11'9" x 9'11" (3.59 x 3.04)
Double glazed window to the rear (with fitted roller blind) making the most of the views of the garden and countryside beyond, radiator, coving.

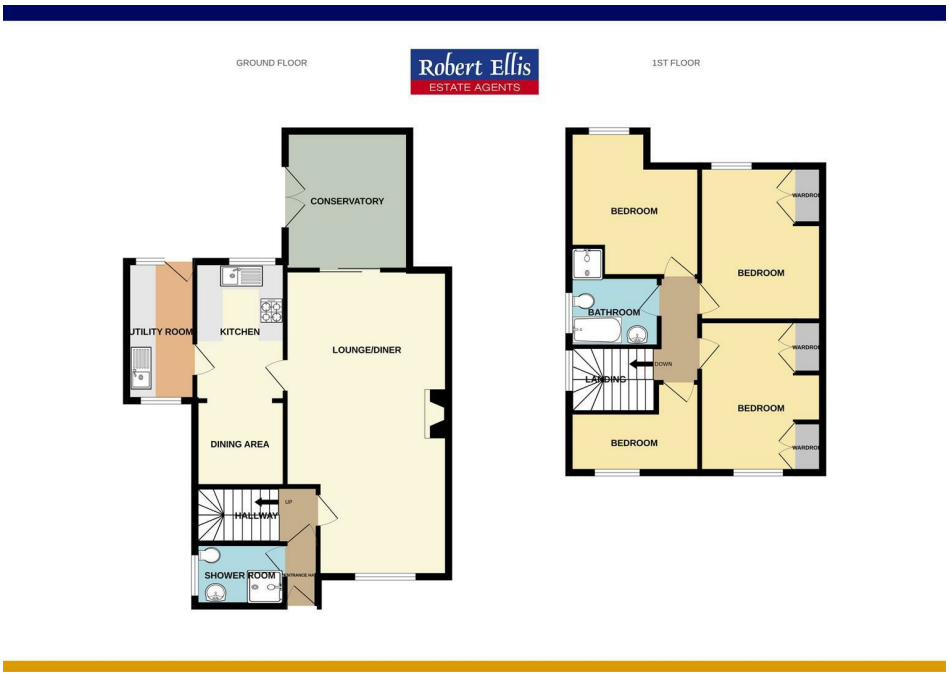
BEDROOM FOUR
10'10" x 7'10" reducing to 5'3" (3.31 x 2.41 reducing to 1.61)
Double glazed window to the front (with fitted roller blinds), radiator, wall light points.

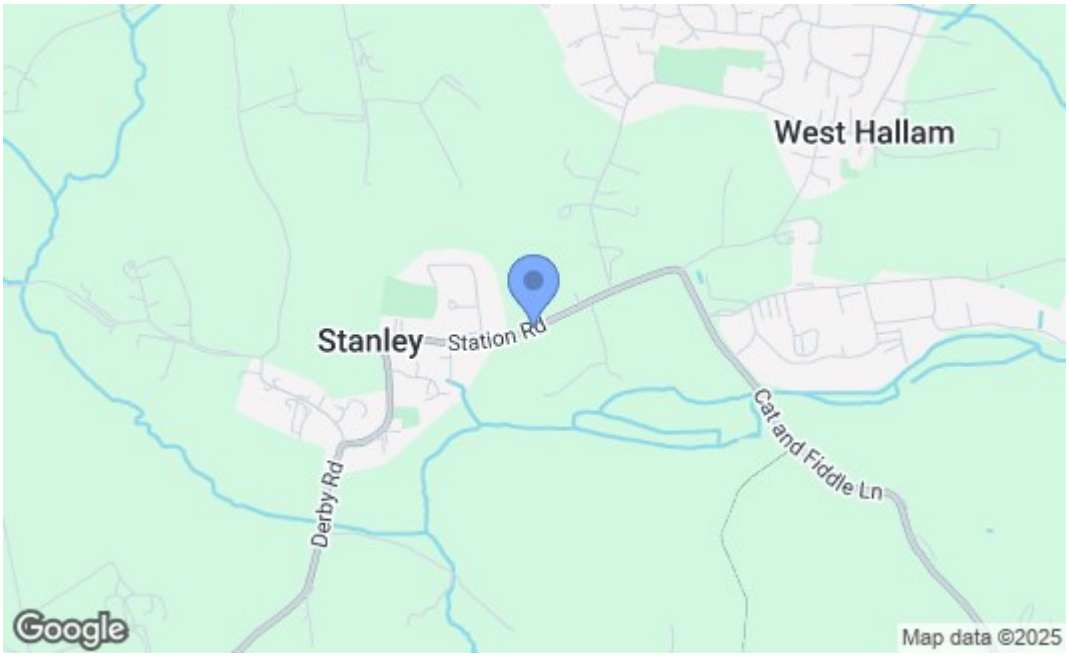
BATHROOM
8'7" x 7'11" (2.62 x 2.43)
Four piece suite comprising freestanding roll top bath with decorative claw feet, central mixer tap with handheld shower attachment, separate tiled and enclosed shower cubicle with foldaway glass screen and Mira Sport electric shower, wash hand basin with decorative tiled splashbacks, low flush WC, wall light points, wall mounted shaver point, double glazed window to the side, tiled floor, ladder towel radiator, extractor fan, wall mounted bathroom cabinet.

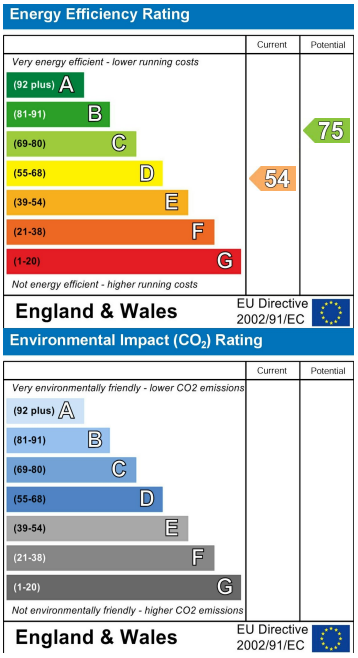
OUTSIDE
To the front of the property there is a wrought iron railing separating the boundary line with paved pathway providing access to the front entrance door with decorative gravel stone chippings and mature bushes/shrubbery. Access to the driveway which also incorporates pedestrian access to the rear.

TO THE REAR
The rear garden is enclosed and private, split into various sections with a good size block paved patio seating area (ideal for entertaining), pathway providing access to the foot of the plot where a timber storage shed can be found. Within the garden there are sections to incorporate a vegetable patch, planted rockery, extensive garden lawn (ideal for families). Within the garden there is also a vast array of specimen bushes, shrubs, trees and plants. There is also the benefit of external water tap, power and lighting point.

DIRECTIONS
Upon entering Stanley via West Hallam and Ladywood Road, the property can be found on the left hand side going into the village, identified by our For Sale board.







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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044