Robert Ellis

look no further. . .

Quarry Hill
Stanton-By-Dale, Derbyshire DE7 4QQ

AN ATTRACTIVE DOUBLE FRONTED FOUR BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£550,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET FOR THE FIRST TIME IN 50 YEARS THIS HANDSOME AND ATTRACTIVE DOUBLE FRONTED FOUR BEDROOM SEMI DETACHED FORMER STANTON WORKS HOUSE BEING SOLD WITH NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hall, spacious through lounge sitting room, dining room, breakfast kitchen and shower room. The first floor landing then provides access to four bedrooms and a bathroom.

The property also benefits from gas fired central heating from combination boiler, partial replacement double glazed windows, gated driveway, detached garage and generous gardens to the front, rear and side of the property .

The property is situated in this popular and sought after Derbyshire Village location, which offers two highly regarded public houses, a well respected golf course, and tea rooms.

From the village, there is easy access to good road networks such as the A52 and M1. There is a variety of shops, services and amenities in the nearby towns of Stapleford, Long Eaton and Ilkeston.

We believe the property would suit that of a growing family wanting village life, yet remaining easily accessible to day to day amenities and transport links.

We would highly recommend an internal viewing.

ENTRANCE HALL
13'9" x 6'10" (4.20 x 2.10)
Wood panel and glazed entrance door accessed via the covered front porch, staircase rising to the first floor, radiator, coving, useful understairs storage cupboard, access doors to the through lounge, dining room, kitchen and shower room.

THROUGH LOUNGE SITTING ROOM
24'8" x 12'4" (7.54 x 3.78)
Replacement wooden double glazed windows to both the front and rear, dual aspect radiators to the front and rear, coving, wall light points, media points, brick fireplace with tiled hearth housing coal effect gas fire and decorative exposed brick archway.

DINING ROOM
13'11" x 12'0" (4.25 x 3.67)
Replacement double glazed wooden framed windows to both the front and side (both with fitted blinds), radiator, coving, wall light points.

DINING BREAKFAST KITCHEN
26'2" x 12'5" (7.98 x 3.80)
The kitchen is equipped with "L" shaped range of matching base and wall storage cupboards with roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Space for cooker, plumbing for washing machine and slimline dishwasher, wall mounted boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), replacement double glazed wooden framed window to the side, additional side windows to both the right and left hand sides of the kitchen (with fitted blinds), two radiators, ample space for dining table and chairs, spotlights, composite and double glazed exit door to the rear garden with full height window to the side of the door.

SHOWER ROOM
6'9" x 5'8" (2.07 x 1.75)
Modern white three piece suite comprising walk-in double sized shower cubicle with Triton electric shower, shower seat and grab rails, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Replacement double glazed window to the rear, wall tiling, radiator, spotlights.

FIRST FLOOR LANDING
Window to the front, radiator, doors to all bedrooms and bathroom.

BEDROOM ONE
14'4" x 12'6" (4.37 x 3.82)
Replacement double glazed wooden framed window to the front, radiator, wall light points, fitted wardrobe with matching overhead storage cupboards.

BEDROOM TWO
12'4" x 9'10" (3.78 x 3.01)
Window to the rear overlooking the rear garden, radiator, spotlights, fitted storage cupboard.

BEDROOM THREE
14'2" x 12'2" (4.34 x 3.73)
Replacement double glazed wooden framed windows to both the front and side, radiator, wall light points.

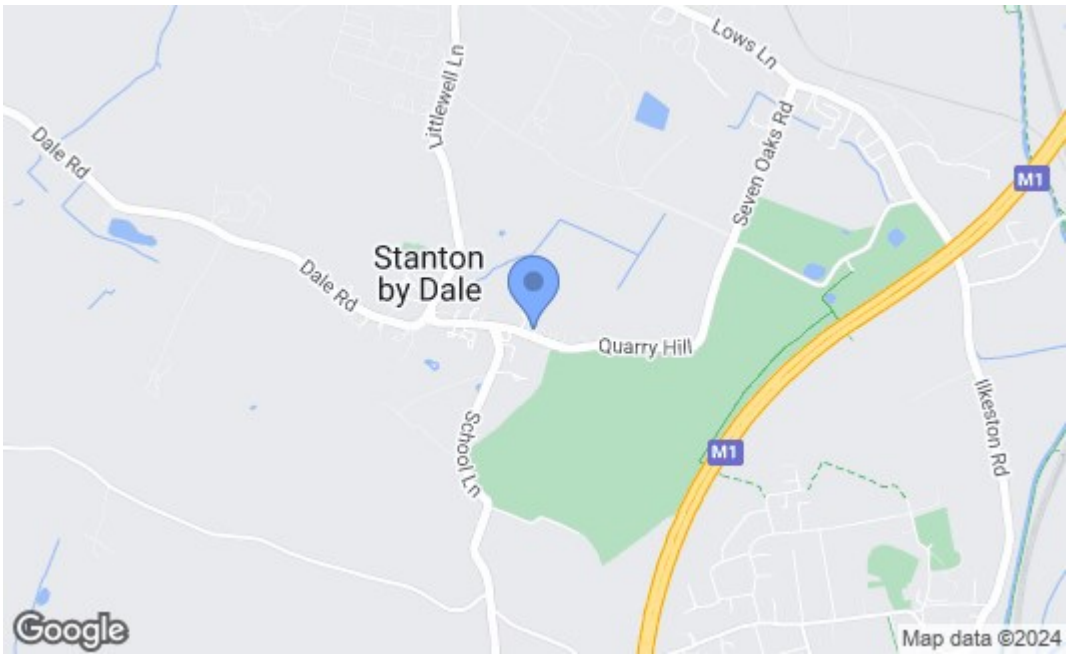
BEDROOM FOUR
9'4" x 8'6" (2.87 x 2.60)
Window to the side, radiator, useful storage cupboard.

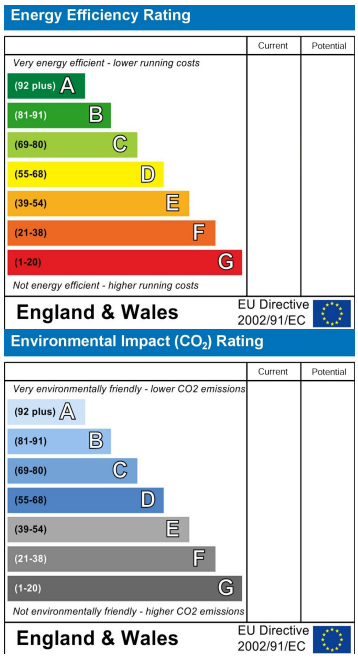
BATHROOM
10'4" x 5'6" (3.17 x 1.70)
Four piece suite comprising panel bath with foldaway glass shower screen and mixer tap, wash hand basin, low flush WC, bidet. Partial wall tiling, two windows to the rear, spotlights, radiator, wall mounted shaver point. Loft access point to a partially boarded, lit and insulated loft space.

OUTSIDE
To the front of the property there is a gated driveway which leads down the right hand side of the property providing ample off-street parking, in turn, leading to the detached garage. Paved patio pathway access to the decorative covered exposed brick porch which then leads into the entrance hallway with a very attractive matching patio seating area. This is surrounded and flanked by curved lawns and planted flowerbeds housing a wide variety of specimen bushes, shrubs, trees and plants. Beyond the driveway to the right hand side, the garden continues with a wide variety of further planted bushes and shrubbery with additional lawned area and the curved driveway then provides access to the detached garage situated at the foot of the plot. The rear garden expands to a fantastic overall size with an initial paved patio seating area with access to a useful 3m long outbuilding (ideal for storage purposes). The garden is predominantly lawned with greenery and hedgerows to the boundary line with planted rockery and a further array of trees, bushes, shrubs and plants. Within the garden there are external lighting points and a water tap.

DETACHED GARAGE
18'11" x 10'11" (5.78 x 3.35)
Double opening doors to the front, pitched/tiled roof, power and lighting points, additional window to the side.

DIRECTIONAL NOTE
From the golf course entrance to the village from Lows Lane, follow the bend in the road past the golf course and left onto Quarry Hill. Continue along and the property can be found on the right hand side as you enter the village.





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.