

Robert Ellis

look no further...



**Morley Lane
Stanley, Derbyshire DE7 6EZ**

£575,000 Freehold

A LATE 1700'S THREE BEDROOM
DETACHED COTTAGE SITTING ON AN
OVERALL PLOT OF JUST OVER A QUARTER
OF AN ACRE SITUATED IN THIS DESIRABLE
DERBYSHIRE VILLAGE LOCATION.

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS DETACHED COTTAGE ORIGINALLY DATING BACK TO THE LATE 1700'S SITTING ON AN OVERALL PLOT OF CIRCA QUARTER OF AN ACRE BEING POSITIONED IN THIS DESIRABLE AND SOUGHT-AFTER DERBYSHIRE VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, living room, dining room, conservatory, shower room and kitchen. The first floor landing then provides access to three bedrooms and a bathroom suite.

There are extensive grounds and buildings within the garden which include a 1903 Victorian detached brick built greenhouse, brick store, shed and detached double garage with electric door, both garage and greenhouse have power and lighting points.

Further modern day benefits include a combination boiler, alarm, double glazing, as well as off-street parking for several cars and vehicles.

The property sits centrally on its plot with gardens to the front, both sides and rear. Located in the heart of this popular and sought-after village location.

Locally within the village, there is a village school, Post Office/local shop and a highly regarded public house.

For those needing to commute, there are great transport links nearby to an from the surrounding area, including motorway networks and Ilkeston train station. There is also easy access to both Derby and Nottingham city centres, as well as ample outdoor countryside access.

We believe the property would suit those looking to reside in a village location in a property with lots of history. We highly encourage an internal viewing.



ENTRANCE HALL

10'9" x 4'9" (3.30 x 1.46)

Composite front entrance door from the driveway, radiator, decorative beam ceiling, double glazed window to the side, laminate flooring, turning staircase rising to the first floor, internal doors linking the dining kitchen, shower room and dining room.

LIVING ROOM

13'6" x 11'6" (4.12 x 3.53)

Double glazed windows to both the front and side, decorative beam ceiling, radiator, media points, wall light points, central chimney breast incorporating decorative brick surround and insert with tiled hearth housing the log burning stove. Opening through to the dining room.

DINING ROOM

14'1" x 10'0" (4.30 x 3.07)

Double glazed window to the front, radiator, decorative beam ceiling, useful understairs storage, wall light points, door back to the hallway, opening through to the living room, double doors to the conservatory.

CONSERVATORY

9'11" x 8'3" (3.03 x 2.54)

Brick and hardwood frame double glazed conservatory with multiple power points, French doors opening out to the garden, tiled floor, decorative exposed brickwork.

SHOWER ROOM/UTILITY

7'6" x 6'6" (2.29 x 2.00)

Two piece suite comprising walk-in tiled shower cubicle with glass screen and glass shower door with mains shower, push flush WC. Useful utility area with a range of matching Shaker-style storage cabinets with roll top work surfaces incorporating single sink and draining board with central mixer tap and tiled splashbacks. Wall mounted 'Baxi' gas fired combination boiler (for central heating and hot water purposes), double glazed window to the side (with fitted roller blind), radiator, tiled floor, extractor fan, plumbing for washing machine.

DINING KITCHEN

12'5" x 11'8" (3.80 x 3.56)

Matching range of Shaker-style fitted base and wall storage cupboards and drawers, with granite style roll top work surfaces incorporating one and a half bowl sink unit with draining board and central mixer tap. Decorative tiled splashbacks and splashboards, glass fronted crockery cupboards, Rangemaster cooker with five gas ring burners and extractor fan over, in-built 'Neff' microwave. Including within the sale are the matching appliances which are under-counter fridge, freezer and dishwasher. Double glazed windows to both side (with matching fitted Roman blinds), stable door to the rear, decorative beams to the ceiling, radiator, space for dining table and chairs.

FIRST FLOOR LANDING

Double glazed window to the side with fitted Roman blinds, decorative wood spindle balustrade via the staircase from the ground floor, loft access point, decorative beam to the ceiling, radiator, wall light points, useful double storage closet, additional double glazed window to the adjacent side (with fitted Roman blind), internal doors linking all bedrooms and bathroom to the first floor.

BEDROOM ONE

11'10" x 11'6" (3.62 x 3.51)

Double glazed windows to both the side and rear (with fitted black out roller blinds), radiator, range of floor to ceiling fitted wardrobes.

BEDROOM TWO

13'6" x 11'5" (4.12 x 3.48)

Double glazed windows to both the front and side, radiator, secondary loft access point, two beams to the ceiling, fitted double storage cupboard with matching overhead storage space.

BEDROOM THREE

10'2" x 8'2" (3.10 x 2.51)

Double glazed window to the front (with fitted Roman blinds), decorative beam to the ceiling, radiator, additional loft access point.

BATHROOM

7'6" x 6'4" (2.31 x 1.94)

Modern three piece suite comprising panel bath with mixer tap and shower attachment over with foldaway glass shower screen, corner push flush WC, wash hand basin with mixer tap and storage cabinets/drawers beneath. Wall mounted additional bathroom storage and shelving, tiling to the walls and floor, chrome ladder towel radiator, double glazed window to the side (with fitted roller blind), spotlights, extractor unit.

OUTSIDE

The property sits centrally on its quarter of an acre plot with gardens to the front, both side and rear. The front has a lowered kerb entry point to a tarmac driveway with decorative block paved edging and rockery style wall to either side providing ample off-street parking in turn leading to the side and rear where further parking via a block paved forecourt and access to the double garage can be found. There is open access all the way around the property with the front benefitting from a raised lawn with planted flowerbeds and borders housing a wide variety of well stocked specimen bushes, shrubs, trees and plants. Along the boundary line, there is a well maintained and manicured garden hedge. The front garden then opens out to the left to a spacious lawn (ideal for families), rockery style wall and decorative gravel stone chippings. The side garden then opens out further to the rear where a further lawn can be found, enclosed by hedgerow and fencing to the boundary line, planted and tiered rockery/flowerbeds then continue with a further selection of specimen bushes and shrubbery. From the block paving on the driveway, there is a matching pathway which continues to the foot of the plot providing access to the detached 1903 Victorian greenhouse, as well as a circular paved patio entertaining space and additional lawn running to the side/rear of the garage. Within the garden, there is the benefit of an external lighting point and water supply. Situated to the top left of the garden is a further patio area beyond the greenhouse, decorative slate chippings and a pitched roof potting shed and compost area.

VICTORIAN DETACHED ORANGERY/GREENHOUSE

30'1" x 11'8" (9.19 x 3.58)

Believed to date back to 1903, this detached brick built greenhouse/orangery with pitched glass roof could be used for a variety of purposes. Benefitting from power and lighting, with an initial storage space which then opens out to the greenhouse area itself. This area has a tiled floor, flowerbed and work benches.

DETACHED DOUBLE GARAGE

16'8" x 16'2" (5.09 x 4.93)

Electrically operated garage door to the front, double glazed window to the side, pitched and tiled roof, power and lighting points.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales 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.