Twelve Houses
Stanton-By-Dale, Derbyshire DE7 4QX

A THREE STOREY GRADE II LISTED MID TERRACED HOUSE.

£199,950

A TWO BEDROOM THREE STOREY GRADE II LISTED MID TERRACED HOUSE.

Robert Ellis are pleased to bring to the market with NO UPWARD CHAIN this Grade II Listed two bedroom three storey mid terraced house situated within this historic road of Twelve Houses in New Stanton.

With accommodation over three floors comprising living room with feature multi fuel burner, dining room and kitchen to the ground floor. The first floor landing provides access to bedroom and bathroom and a further staircase off the landing then provides access to the top floor full width front to back bedroom.

Other benefits to the property include gas fired central heating from a combination boiler which was fitted 6 months ago and has a 7 year manufacturer's warranty in place, generous outside garden space to the rear, parking and detached double tandem garage accessed from the rear.

The property sits favourably within this popular and historic location known as Twelve Houses on the edge of Stanton by Dale providing easy reach to the nearby towns of Stapleford and Ilkeston and the shops and services within the local areas. There is also easy access to nearby countryside and open space, as well as good transport links including the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric tram terminus situated at Bardills roundabout.

We believe that the property would make an ideal first time buy, young family home or for someone looking to acquire a period property with ample further potential.

We highly recommend an internal viewing.

LIVING ROOM
12'11" x 12'4" (3.96 x 3.78)
Panel and glazed front entrance door, window to front with fitted blinds, original fitted deep storage cupboard with shelving above, feature brick chimney breast with multi fuel burner sat on a splay brick hearth, exposed floorboards, beamed ceiling, radiator, media points and door to dining room.

DINING ROOM
9'10" x 9'0" (3.02 x 2.76)
Window to the rear, matching to the living room exposed floorboards, radiator, useful under the stairs storage cupboard, pantry with shelving and lighting, beamed ceiling, door and turning staircase rising to the first floor and opening through to the kitchen.

KITCHEN
12'0" x 7'5" (3.66 x 2.28)
The kitchen comprises a matching range of fitted base and wall storage cupboard with rolled top work surfaces incorporating central Belfast sink unit with central mixer tap and decorative coloured tile splashbacks, space for cooker, plumbing for washing machine and further under the counter appliances is required, under counter lighting, glass fronted crockery cupboard, further space for full height fridge/freezer, windows to the side and rear both with fitted roller blinds, loft hatch, wall mounted gas central heating combination boiler for central heating and hot water purposes, radiator, tiled floor, and panel and glazed door to outside.

FIRST FLOOR LANDING
Door and staircase rising to the second floor and two further latched doors to bedroom and bathroom.

BEDROOM ONE
13'0" x 11'11" (3.97 x 3.65)
Window to the front, radiator, decorative fireplace and dado rail.

BATHROOM
10'2" x 9'10" (3.12 x 3.01)
Three piece suite comprising bath with Triton electric shower and glass shower screen, low flush WC and wash hand basin. Bathroom cupboard with shelving and storage space, window to rear with fitted roller blind, radiator, part tiled and part panelled walls.

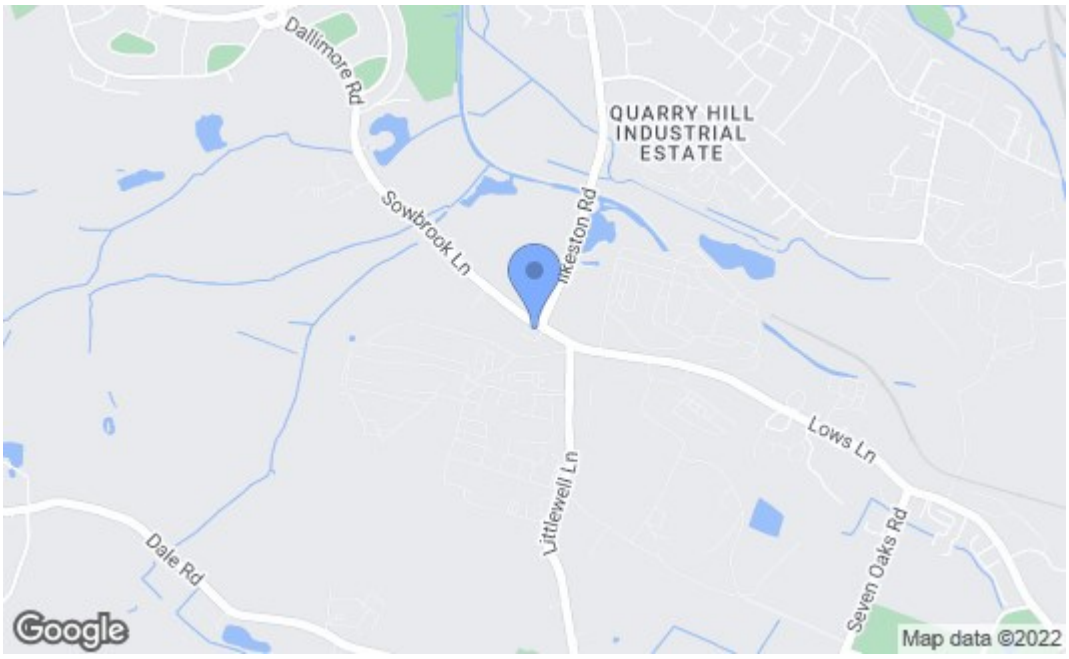
BEDROOM TWO
max 22'7" x 13'2" (max 6.90 x 4.02)
Dual aspect windows to the front and rear and two radiators.

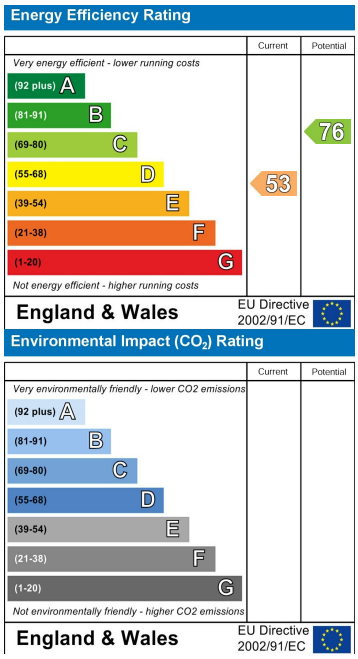
OUTSIDE
The front garden is decorated with plum coloured slate chippings with a stepping stone pathway providing access to the front entrance door. Decorative outside light and dwarf brick walls to the boundary line.

REAR GARDEN
The rear garden is of a generous proportion offering a paved patio seating area ideal for entertaining leading onto a lawn section with borders housing a variety of mature bushes and shrubbery to either side of the lawn. There is then a meandering shaped pathway providing access to the foot of the garden where there is a rockery, chipped bark decorative border. At the foot of the plot there is then a garden store and rear access pedestrian gate leading to the parking area beyond.

PARKING & GARAGE
Beyond the foot of the garden there is a driveway space in turn leading to a double tandem detached garage with double opening doors which open out to a wild area behind approx 2.5m long. Parking is available directly at the back of the rear gate if required.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Sandiacre bridge as if heading in the direction of Sandiacre and cross onto Station Road. At the traffic light junction turn right onto Town Street and proceed parallel with the canal in the direction of Stanton by Dale. Follow the bend in the road around to the right and continue along Ilkeston Road onto Lowes Lane. Continue along as if further heading in the direction of New Stanton and Kirk Hallam and the property then becomes Twelve Houses where the property can be found identified by our For Sale board. Ref. 7540NH





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.

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