



Main Street  
Stanton-By-Dale, DE7 4QH

A CHARMING TWO BEDROOM END  
COTTAGE.

**Offers Over £230,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO OFFER FOR SALE, THIS CHARMING, TWO BEDROOM END COTTAGE SITUATED WITHIN THIS SOUGHT AFTER DERBYSHIRE VILLAGE LOCATION.

The cottage comes with the benefit of having planning permission has been granted subject to conditions for a single-storey rear extension and improvements to windows plus refurbishment of an existing outbuilding to include a mezzanine floor for storage purposes. EREWASH PLANNING REFERENCE - ERE/1020/0001

The accommodation is split over two floors comprising Living Room, Dining Room and Kitchen to the ground floor. The first floor landing provides access to two bedrooms and the bathroom.

Externally there is a courtyard garden to the front and also to the rear which is accessed from the kitchen and beyond which there is access to the garage which has plans passed to convert to further habitable living space.

Further benefits to the property include off-street parking to the side of the cottage, majority double glazing and gas fired central heating from a combination boiler.

This charming cottage would be an ideal home offering the quaint features of a period cottage, whilst offering some modern comforts in central heating, double glazing and off-street parking.

Stanton-By-Dale is well positioned to access nearby road links including the M1 junction 25 and offers easy access to shopping facilities in the nearby Towns of Beeston and Ilkeston whilst offering various places to eat and drink and enjoy lots of local walks.

We would highly recommend an internal viewing to fully appreciate the property.



## KITCHEN

9'11 x 5'10 approx (3.02m x 1.78m approx)

Equipped with a range of base units incorporating laminate roll top work surfacing with inset stainless steel sink with mixer tap, wall mounted Worcester Bosch gas central heating combination boiler (for central heating and hot water purposes), integral Neff oven with four ring stainless steel hob above, replacement double glazed sash window to the side and feature window to the front, space and plumbing for automatic washing machine, space and point for free standing dishwasher, stripped wood flooring, display shelving, recessed spotlights to the beamed ceiling, tiled splashbacks, glazed door to rear garden.

## LOBBY

Space for under-counter fridge, shelving space and access through to the dining room.

## DINING ROOM

9'6 x 8'9 approx (2.90m x 2.67m approx)

Double glazed French doors to the rear courtyard, panel door with turning staircase access to the first floor landing, stripped wood flooring, radiator, ceiling light point, beams to the ceiling, display shelving shelving, doorway to lobby and door to living room.

## LIVING ROOM

11'11 x 11'3 approx (3.63m x 3.43m approx)

Recently re-fitted sash double glazed window to the front elevation, ceiling light point, beamed ceiling, stripped wood flooring, shelving, radiator, multi fuel cast iron burner with slate hearth and mantle over.

## FIRST FLOOR LANDING

Ceiling light point and panel doors to both bedrooms and bathroom.

## BEDROOM ONE

12'1 x 10'11 approx (3.68m x 3.33m approx)

Double glazed sash window to the front, radiator, ceiling light point, original decorative wall lights, loft access hatch, laminate flooring, built-in wardrobes providing ample storage space into chimney recess.

## BEDROOM TWO

9'1 x 8'11 approx (2.77m x 2.72m approx)

Double glazed sash window to the rear, laminate flooring, ceiling light point, radiator.

## BATHROOM

9'8 x 5'10 approx (2.95m x 1.78m approx)

Four piece suite comprising panelled bath with mixer shower attachment over, corner quadrant shower cubicle with electric Mira shower over, low flush WC and wall hung vanity wash hand basin. Tiled splashbacks, double glazed sash window to the side, radiator, tile-effect flooring.

## OUTSIDE

With a small walled garden to the front offering additional sitting space, driveway providing off-road vehicle standing to the left hand side of the cottage and outside tap. Enclosed courtyard style garden to the rear with paved patio area and access to both the kitchen and dining room.

## GARAGE

A further garage found to the rear of the property accessed via a gravel driveway which belongs to the property but has shared access rights for the neighbours. The garage benefits from double opening doors, a concrete floor and drainage, and benefits from planning to convert into additional habitable dwelling space. Please see attached drawings for the planning which has been passed to allow for the conversion of the garage and extension to the rear of the property.

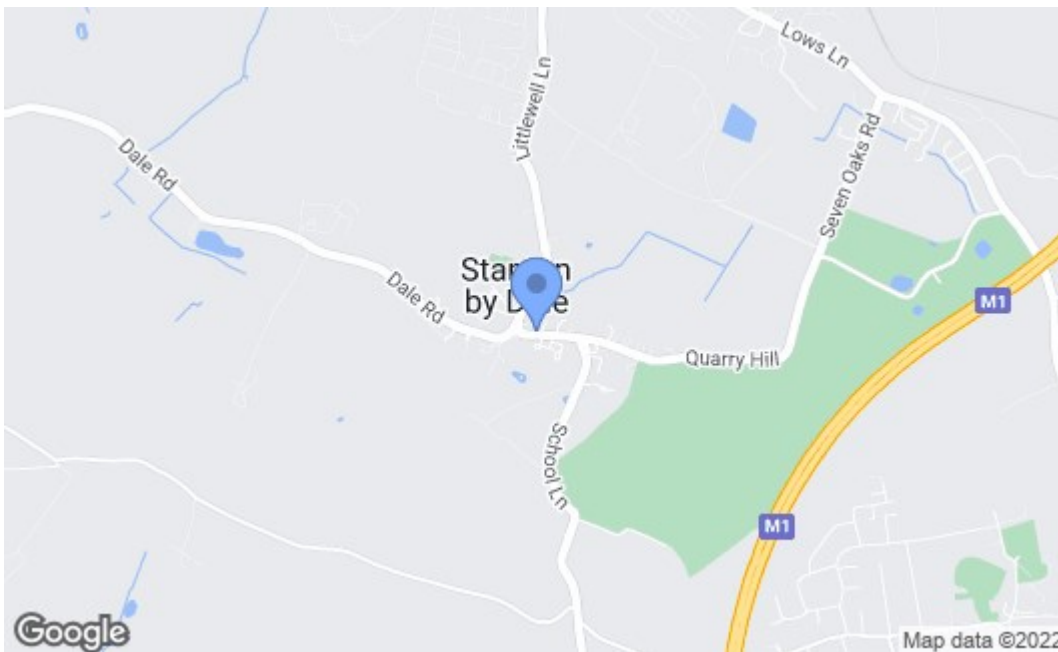
## PLANNING PERMISSION

Planning permission has been granted subject to conditions for a single-storey rear extension and improvements to windows plus refurbishment of an existing outbuilding to include a mezzanine floor for storage purposes. EREWASH PLANNING REFERENCE - ERE/1020/0001

## DIRECTIONS

From our Stapleford branch proceed along Derby Road in the direction of Sandiacre and cross the bridge on to Station Road. At the traffic lights continue straight over on to Derby Road, Sandiacre and proceed up the hill in the direction of Risley. At the next traffic junction turn right on to Bostocks Lane and proceed in the direction of Stanton-By-Dale and Dale Abbey. Continue past the turnings for Sandiacre on the right and Dale Abbey on the left and proceed in to Stanton Village on to Main Street. The cottage can then be found on the right hand side identified by our For Sale board. Ref. 7583NH





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<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.