



**Tansley Avenue  
Stanley Common, Derbyshire DE7 6FW**

**£425,000 Freehold**

A SUBSTANTIALLY EXTENDED FOUR/FIVE  
BEDROOM SEMI DETACHED HOUSE  
SITUATED WITHIN POPULAR VILLAGE  
LOCATION.





ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND HEAVILY EXTENDED FOUR/FIVE BEDROOM SEMI DETACHED HOUSE POSITIONED ON A GENEROUS OVERALL CORNER PLOT INCORPORATING A GARDEN CABIN FULLY EQUIPPED WITH POWER AND LIGHTING, A REDUCED SIZE GARAGE (NOW STORE) AND DETACHED DOUBLE GARAGE WITH ELECTRICALLY OPERATED REMOTE CONTROL DOOR AND INTERNAL WC.

With extensive accommodation over two floors, the ground floor comprises entrance hallway, front living room, kitchen, dining room, conservatory, inner lobby, ground floor bedroom or office, utility and WC. The first floor landing has also been adapted to incorporate four first floor bedrooms (principal with en-suite), and modern family bathroom suite.

The property also benefits from an extensive garden plot to the front, side and rear, gas central heating from combi boiler, double glazing, off-street parking to the rear and detached garage with electrically operated garage door.

The property is positioned with this popular village location, sandwiched between West Hallam and Morley. Whilst also incorporating easy access to nearby shops, services, schooling, healthcare needs and transport links.

We believe that the property would make an ideal property for those looking to grow into a long term family home or utilise the parking space or garage into the rear for storage purposes, works vehicles or caravan use.

The property is well worth an internal viewing to fully appreciate the size and spec that has been put into the property.

Viewing is therefore highly recommended.



## HALL

9'10" x 7'2" (3.00 x 2.20)

uPVC panel and double stained glass front entrance door, turning staircase rising to the first floor with glass balustrade, radiator, and doors to kitchen, living room and useful understairs storage cupboard.

## LOUNGE

14'0" x 12'4" (4.27 x 3.76)

Double glazed window to the front (with stained glass top panels), media points, radiator and feature fireplace incorporating multi fuel open fire.

## KITCHEN

10'3" x 9'7" (3.13 x 2.93)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter-level one and a half bowl sink unit with draining board and swan-neck mixer tap, Baumatic range cooker with double oven beneath and five ring gas burners with extractor canopy over, integrated dishwasher, tiled splashbacks, double glazed window to the rear, opening through to the dining room.

## DINING ROOM

9'1" x 9'1" (2.78 x 2.77)

With matching to the kitchen tiled floor, radiator, archway back through to the kitchen, opening through to the conservatory.

## CONSERVATORY

19'5" x 10'10" (5.92 x 3.31)

Brick and uPVC double glazed construction with sloping polycarbonate ceiling, double glazed windows to the rear, French doors opening out to the rear garden (all with fitted blinds). Media points and wall light points.

## LOBBY

8'3" x 6'0" (2.54 x 1.83)

Spotlights, tiled floor and doors to bedroom five/office and utility room.

## BEDROOM FIVE/OFFICE

11'4" x 10'10" (3.46 x 3.32)

Double glazed window to the front (with fitted blinds), radiator and laminate flooring.

## UTILITY ROOM

12'2" x 11'3" (3.73 x 3.43)

Equipped with a matching range of base and wall storage cupboards with roll top work surfaces incorporating counter-level single sink and draining board with central mixer tap, space for under-counter appliances such as tumble dryer and/or fridge/freezer, tiled floor, spotlights, uPVC panel and double glazed exit door to the side garden, extractor fan, vertical radiator and door to WC.

## WC

6'2" x 3'3" (1.90 x 1.00)

Equipped with a modern white two piece suite with push flush WC and wash hand basin. Fully tiled walls and floor, matching to the utility room tiled floor, radiator, spotlights and extractor fan.

## FIRST FLOOR LANDING

Access doors to all four bedrooms and bathroom, coving, useful storage cupboard, loft access point to a partially boarded, lit and insulated loft space, which also houses the gas fired combination boiler. Useful additional storage cupboard (previous airing cupboard).

## BEDROOM ONE

11'10" x 10'11" (3.61 x 3.35)

Double glazed window to the front (with fitted blinds), radiator, fitted double wardrobe, TV point and door to en-suite.

## EN-SUITE

9'5" x 5'7" (2.89 x 1.71)

Modern white three piece suite comprising push flush WC, wash hand basin with mixer tap and storage cabinets beneath, good size shower cubicle with dual attachment mains shower over, and useful display shelving. Fully tiled walls and floor, double glazed window to the front (with fitted blinds) and wall mounted mirror fronted LED heated bathroom mirror, spotlights, extractor fan and blue tooth speakers.

## BEDROOM TWO

11'4" x 9'2" (3.47 x 2.81)

Double glazed window to the rear (with fitted blinds), radiator, TV point and fitted storage cupboard.

## BEDROOM THREE

11'5" x 10'10" (3.49 x 3.32)

Double glazed window to the rear (with fitted blind), radiator, fitted double wardrobe, TV point and secondary loft hatch.

## BEDROOM FOUR

11'5" x 9'2" (3.49 x 2.80)

Double glazed window to the front (with fitted blinds), radiator and fitted double wardrobe.

## BATHROOM

8'5" x 7'6" (2.58 x 2.29)

Modern white three piece suite comprising multi jet spa bath, push flush WC and wash hand basin with mixer tap and storage cabinets beneath. Fully tiled walls and floor, chrome heated ladder towel radiator, double glazed window to the rear and extractor fan.

## OUTSIDE

The property is positioned on a fantastic generous overall garden plot with areas to the front, side and rear. The front incorporates a detached garden cabin/bar with its own power and lighting facilities, as well as a front shaped lawn section with raised and planted flowerbeds housing a variety of mature bushes and shrubbery. There is an extensive block paved patio seating area (ideal for entertaining) accessed directly from the French doors from the bar. This block paving then sweeps around providing access to the front entrance door and side entrance door, as well as then offering two pedestrian gates (one to the roadside and one into the rear garden). Within the rear part, there is a covered log store, double gates accessed from the roadside which then provides ample off-street parking, external lighting, water points, as well as a covered storage area leading to the double garage. Double gates into the reduced size garage, now comfortably used as an ideal storage area with space taken off the back of the now utility room, as well as then providing a side personal access door into the detached double garage which also has its own benefit of power and lighting points.

## GARDEN CABIN

19'2" x 15'3" (5.85 x 4.65)

Kitted out room currently used as a bar, seating area and pool table space. Equipped with its own power and lighting capabilities from its own breaker box, as well as having an electric storage heater. There are spotlights to the ceiling and part timber cladding to the walls.

## REDUCED SIZE GARAGE TWO/STORE

12'2" x 9'10" (3.71 x 3.02)

With two timber double doors giving access to the space with power and lighting points.

## DETACHED DOUBLE GARAGE

22'8" x 15'7" (6.93 x 4.75)

With electrically operated roller shutter door to the front, personal access door to the side, power and lighting points. Within the double garage there is also a WC which houses a low flush toilet.

## DIRECTIONAL NOTE

Leave Ilkeston heading in the direction of West Hallam, proceeding past the entrance to Straws Bridge. Continue through West Hallam into Stanley Common, passing the Bottle Kiln and the Batemans Public House. There is then a children's park on the left. Continue in the direction of Morley before taking an eventual right hand turn onto Tansley Avenue. The property can then be identified by our For Sale boards on the corner of Tansley Avenue.

Ref: 7818NH





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		84
(81-91) B		
(69-80) C	73	
(55-68) D		
(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 <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		
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.