Robert Ellis

look no further. . .

The Orchard
Stanton-By-Dale, Derbyshire DE7 4QP

AN EXTENDED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THE PICTURESQUE VILLAGE OF STANTON BY DALE.

£389,000 Freehold

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ROBERT ELLIS ARE DELIGHTED AND HAVE GREAT PLEASURE IN BRINGING TO THE MARKET THIS EXTENDED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THE PICTURESQUE VILLAGE OF STANTON BY DALE.

This traditional cottage benefits from an attractive "L" shaped ground floor extension to the rear allowing for a fantastic flow of space for entertaining and families alike.

The accommodation of the property in total comprises an entrance hall, spacious living room, sitting room, family dining kitchen and wet room to the ground floor. The first floor landing then provides access to three bedrooms, bathroom and separate WC.

Situated on The Orchard, an unadopted road within this popular Derbyshire village, the house is set back from the road with off-street parking and generous front and rear gardens. The views from the first floor accommodation cover the surrounding area.

The rear garden offers a fantastic place for families to relax, unwind and play with an expansive lawn, patio and summerhouse.

The property is located favourably within this popular Derbyshire village which offers fantastic commuter access nearby, ample walking routes, whilst also being conveniently located for those needing to commute to major transport networks such as the A52 and Junction 25 of the M1 motorway.

The property would ideally suit a wide variety of buying types, including families alike. We highly recommend an internal viewing to fully appreciate the property as a whole.

ENTRANCE HALL
6'1" x 5'4" (1.87 x 1.63)
Panel and double glazed front entrance door, feature quarry tiled flooring, turning staircase rising to the first floor, double glazed window to the front, doors to living room and kitchen. Coving, radiator and useful storage cupboard. Fitted wall mounted mirror.

LIVING ROOM
18'10" x 12'10" reducing to 9'8" (5.75 x 3.93 reducing to 2.96)
Feature cast iron log burner, solid wood flooring, coving, radiator, double glazed bay window to the front, glazed oak bi-folding internal doors leading through to the sitting room.

SITTING ROOM
13'1" x 9'6" (4.00 x 2.92)
With the benefit of underfloor heating, the room has an abundance of light provided by a vaulted ceiling with three double glazed roof lights, double glazed window to the rear elevation with fitted blinds, full height double glazed window also with fitted blind. Double glazed door leading out to the rear garden, bi-folding connecting doors back through to the living room, internal door to kitchen, spotlights.

FAMILY DINING KITCHEN
20'4" x 13'1" reducing to 12'5" (6.2 x 4.01 reducing to 3.80)
Offering a farmhouse feel with a comprehensive range of contrasting fitted pitch pine door fronted wall, base and drawer units with contrasting work surfacing and inset double bowl Belfast ceramic sink unit with central mixer tap over. Chimney breast with inset Falcon gas range cooker, plumbing for washing machine, space for American style or traditional full height fridge/freezer, two plumbing spaces for washing machine and/or dishwasher, partial vaulted ceiling with two Velux double glazed roof lights, double glazed window with double glazed French doors opening out to the rear garden. Partial underfloor heating, slate tiled floor, useful understairs pantry cupboard and door to wet room.

WET ROOM
7'9" x 2'1" (2.38 x 0.64)
Three piece suite comprising wash hand basin with mixer tap, push flush WC and shower area with thermostatic controlled twin shower rose including overhead drench shower, contemporary partial tiling to the walls, double glazed window and Velux double glazed roof light, extractor fan, spotlights, underfloor heating and inset blinds to the double glazed window.

FIRST FLOOR LANDING
Double glazed window to the side, wooden flooring, hatch and ladder to a boarded and lit loft space. Doors to all bedrooms, bathroom and WC. Fitted wall mounted mirror.

BEDROOM ONE
12'11" x 9'8" (3.94 x 2.97)
Useful fitted storage cupboard, radiator, double glazed window to the front making the most of the far reaching views beyond, media points.

BEDROOM TWO
12'11" reducing to 9'10" x 9'1" (3.94 reducing to 3.02 x 2.79)
Double glazed window to the rear overlooking the rear garden, radiator, engineered oak flooring.

BEDROOM THREE
9'8" x 6'9" (2.95 x 2.06)
Useful fitted overstairs storage cupboard, radiator, double glazed window to the front making the most of the views beyond, wooden flooring.

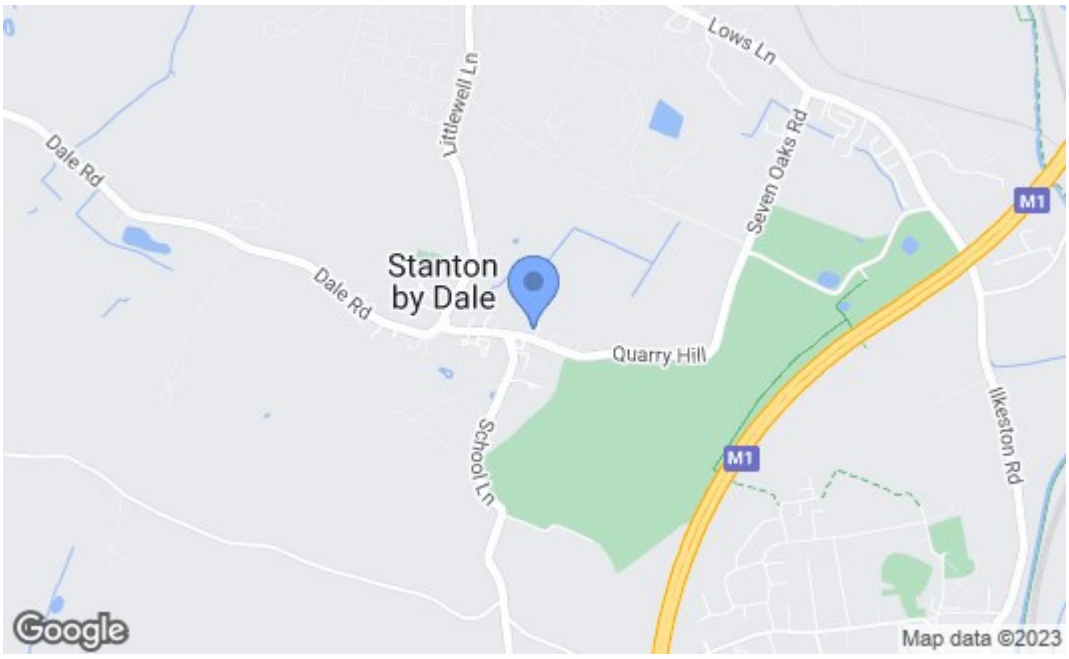
BATHROOM
6'6" x 5'6" (2.00 x 1.68)
Two piece suite comprising pedestal wash hand basic, panel bath with electric shower over. Tiling to walls, radiator, double glazed window, mirror fronted bathroom cabinet, extractor fan, spotlights and tiled floor.

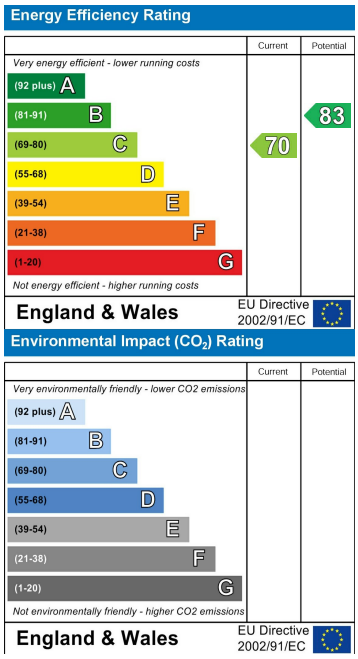
SEPARATE WC
5'11" x 2'10" (1.81 x 0.88)
With period high flush WC, radiator, double glazed window to the side.

OUTSIDE
To the front, the property is set back from the road with a garden benefitting from lawn and raised patio and flowerbeds housing a variety of well stocked bedding and fruit trees. There is a block paved forecourt providing off-street parking and gated pathway running along side of the property to the rear garden.

TO THE REAR
The rear garden is enclosed and of a generous size (ideal for families) with patio areas surrounding the rear elevation with small steps and garden retaining wall to the main garden which is laid to lawn with inset trees and shrubs including an apple tree which is believed to form part of the original orchard where the street takes its name. There is a timber and glazed summerhouse situated to the rear of the plot, an external water tap, lighting point and pedestrian access back to the front.

DIRECTIONAL NOTE
From our Stapleford Branch, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. Continue over the traffic lights onto Derby Road and at the traffic lights turn right onto Rushy Lane. Head in the direction of Stanton by Dale before taking an eventual right hand turn into The Orchard. The property can be found round the bend on the left hand side. Ref: 8016NH





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.