Robert Ellis

look no further. . .

Barker Close

Stanley Common, Derbyshire DE7 6FN

A TASTEFULLY & FULLY RENOVATED TWO BEDROOM DETACHED BUNGALOW OFFERED FOR SALE WITH NO UPWARD CHAIN.

£275,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN THIS TASTEFULLY RENOVATED AND WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW SITUATED IN THIS QUIET AND ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION IN THE POPULAR DERBYSHIRE VILLAGE OF STANLEY COMMON.

With single level accommodation on a level lying plot, there is a side entrance hallway, two bedrooms, modern and replaced shower room, spacious kitchen and lounge/diner.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking and gardens to the front, side and rear.

The property is located in this popular Derbyshire Village which offers easy access to ample outdoor countryside, as well as day to day amenities such as transport links including the Ilkeston train station, shops, services and amenities in the nearby town of Ilkeston. There is also easy access to Derby city centre.

There are multiple amenities in the village itself, easy access to two championship golf courses, as well as many local routes to walk and explore.

The property has been extremely well modernised and upgraded by the current owner and is certainly in a ready to move into condition. We highly recommend an internal viewing.

ENTRANCE HALL
16'8" x 4'9" (5.09 x 1.45)
uPVC panel and stained glass front entrance door, double glazed window panel to the side of the door, wall mounted replacement electrical consumer box, vertical radiator, laminate flooring, solid doors then provide access through to the kitchen, living room, bathroom and both bedrooms. Loft access point via pulldown loft ladders to a boarded, lit and insulated loft space. Double sized closet which houses the gas fired combination boiler (for central heating and hot water purposes).

BEDROOM ONE
11'0" x 9'8" (3.37 x 2.95)
Double glazed window to the front, radiator,

BEDROOM TWO
11'0" x 8'9" (3.37 x 2.67)
Double glazed bow window to the front, radiator.

SHOWER ROOM
6'8" x 5'10" (2.05 x 1.78)
Newly fitted three piece suite comprising corner tiled shower cubicle with 'Mira' electric shower, wash hand basin with mixer tap and double storage drawers beneath, hidden cistern push flush WC. Contrasting floor and wall tiles, double glazed window to the side, LED spotlights, extractor fan, chrome ladder towel radiator.

LIVING ROOM
20'6" x 13'4" (6.26 x 4.08)
Double glazed windows to both the side and rear with the rear window providing a nice overlook of the garden, two radiators, coving, LED spotlights, media points, laminate flooring (matching the kitchen), opening through to the dining area, door providing access back to the hallway, decorative full height exposed brick chimney breast with inset shelving cubes and wall mounted pebble effect fire.

KITCHEN DINER
20'11" x 8'9" (6.38m x 2.67m)
The kitchen comprises a matching range of fitted soft-closing base and wall storage cupboards and drawers, with marble effect square edge work surfacing incorporating four ring 'Bosch' hob with extractor fan over, inset one and a half bowl sink unit with draining board and mixer tap. Integrated fridge, freezer, dishwasher and plumbing for washing machine (included with the sale), in-built eye level oven, double glazed window to the side, LED spotlights, laminate floor (matching the hallway), vertical radiator, sliding double glazed patio doors providing access to the rear garden, ample space for dining table and chairs, opening through to the living room.

OUTSIDE
To the front of the property there is a driveway space providing off-street parking which could be extended to provide further parking to the front (if required). There is a decorative shaped paved pathway providing access to the front entrance door and continuing making a nice front paved patio area (enjoying the morning sun), decorative plum slate gravel chippings, shaped lawn, planted flowerbeds and borders housing a variety of mature bushes and shrubbery. To the front there is an external double power socket, block paved pathway providing access to the side entrance door, external lighting point, two external meters, gated pedestrian access then leads through to the rear garden.

SIDE & REAR GARDENS
The rear garden has a shaped garden lawn with pathway and patio areas providing access around the garden, decorative chipped bark borders, decorative edging, being enclosed by timber fencing with concrete posts and gravel boards to the boundary line, an array of planted bushes, shrubs, trees and plants. There is a good size timber storage shed situated to the bottom left corner of the garden. The garden then extends out to the side being a little more low maintenance with plum slate decorative chippings to match the front, outside water tap, further array of planted bushes, shrubs and plants. Within the garden there is also an external double power socket to the rear and lighting points.

DIRECTIONAL NOTE
Leave Stapleford and proceed through Trowell and then Ilkeston, crossing over the main Ilkeston roundabout onto Derby Road and proceed through the village of West Hallam into Stanley Common. Take and eventual left hand turn into the cul de sac of Barker Close and the property can be found straight ahead, identified by our For Sale board at the head of the cul de sac.

COUNCIL TAX
Erewash Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – Yes
Sewage – Mains supply
Flood Risk – Surface Water - Low Risk - Rivers & Sea - Very Low Risk
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.

TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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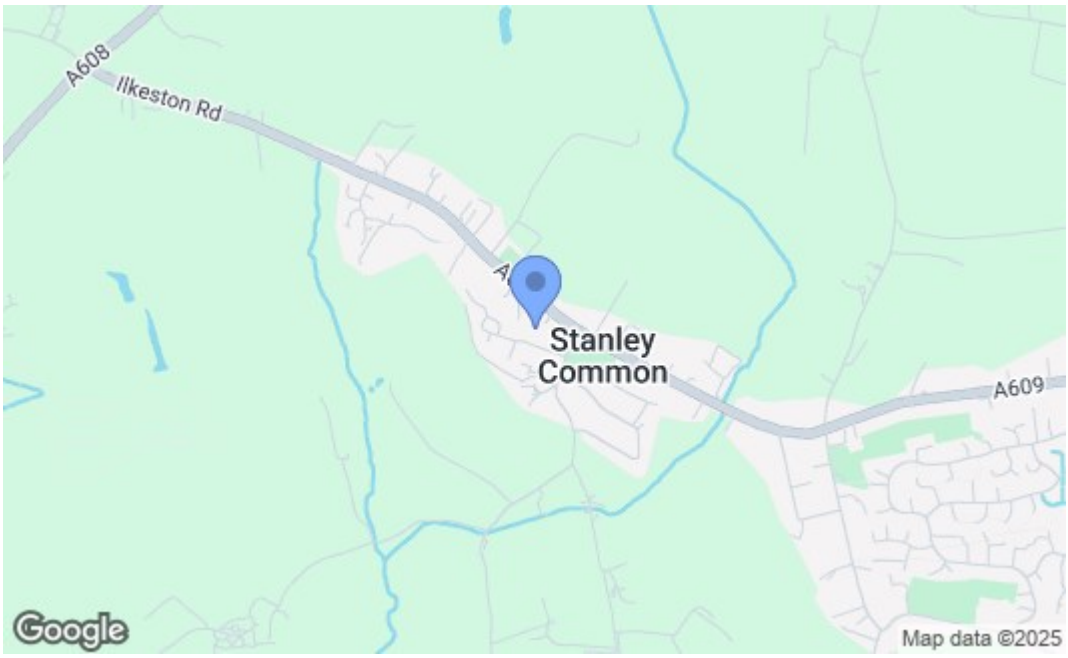

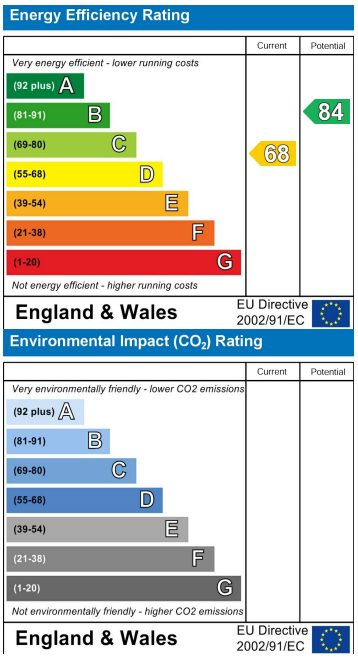

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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