Robert Ellis

look no further. . .

Belper Road
Stanley Common, Derbyshire DE7 6FT

A THREE STOREY THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£179,950 Freehold

0115 949 0044

/robertellisestateagent

@robertellisea

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF NO UPWARD CHAIN THIS THREE STOREY THREE BEDROOM SEMI DETACHED CHARACTER COTTAGE SITUATED IN THIS POPULAR RESIDENTIAL VILLAGE LOCATION.

With accommodation over two floors comprising entrance lobby, living room, dining room, kitchen, rear lobby and shower room to the ground floor. The first floor landing then provides access to two of the three bedrooms with a bathroom suite. A further staircase then rises to the top floor attic bedroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, garden space and parking to the rear.

The property is located in this popular Derbyshire village location within close proximity of nearby amenities in West Hallam and further afield in Ilkeston and Derby. There is easy access to ample outdoor countryside space and local walks, as well as well connected transport links to and from the local area.

The property is being sold with the added benefit of NO UPWARD CHAIN, making this an ideal first time buy or young family home.

We highly recommend an internal viewing.

ENTRANCE LOBBY
4'5" x 2'10" (1.36 x 0.88)
uPVC panel and double glazed entrance door, double glazed window to the front, wall light point. Door to living room.

LIVING ROOM
12'0" x 11'3" (3.66 x 3.43)
Double glazed window to the front, media points, radiator, dado rail, decorative coving. Door to dining room.

DINING ROOM
11'10" x 10'10" (3.63 x 3.32)
Incorporating a lobby space with useful understairs storage cupboard, turning staircase rising to the first floor with decorative archway, double glazed window to the side, radiator, coving. Panel and glazed Georgian-style door to kitchen.

BREAKFAST KITCHEN
11'8" x 11'7" (3.56 x 3.54)
Fitted "U" shaped range of base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board with central swan neck mixer tap. Fitted four ring gas hob with extractor over and oven beneath. Display cabinets, plumbing space for washing machine, radiator, wall mounted 'Baxi' gas combination boiler (for central heating and hot water purposes), tiled splashbacks, double glazed window to the rear. Panel and glazed Georgian-style door to rear lobby.

REAR LOBBY
4'11" x 4'7" (1.50 x 1.40)
Composite and double glazed exit door to outside, quarry tiled floor, spotlights. Door to ground floor shower room.

GROUND FLOOR SHOWER ROOM
9'3" x 4'5" (2.83 x 1.35)
Walk-in tiled shower cubicle with mains shower, hidden cistern push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Wall mounted bathroom storage, inset bathroom mirror with lighting, tiled walls and floor, spotlights, wall mounted heater, double glazed window to the side (with fitted roller blind).

FIRST FLOOR LANDING
Doors to both bedrooms and family bathroom. A further staircase then rises to the top floor attic bedroom.

BEDROOM ONE
12'0" x 11'1" (3.66 x 3.40)
Double glazed window to the front, radiator, TV point, decorative coving, two sets of double fitted wardrobes.

BEDROOM TWO
9'1" x 8'1" (2.78 x 2.48)
Double glazed window to the rear (with fitted roller blind), radiator, coving, understairs storage cupboard.

BATHROOM
10'6" x 5'11" (3.22 x 1.81)
Four piece suite comprising panel bath with foldaway glass shower screen, central mixer tap and mains shower over, bidet, push flush WC, floating wash hand basin with mixer tap and storage drawer beneath. Double glazed window to the rear (with fitted roller blind), tiling to the walls and floor, radiator, wall mounted bathroom mirror.

TOP FLOOR ATTIC BEDROOM THREE
15'8" max x 12'0" (4.80 max x 3.67)
Velux window to the rear, loft access point, radiator, eaves storage cupboard, double fitted wardrobe, overstairs storage space.

OUTSIDE
To the front of the property there is a shared entrance gate with the neighbouring cottage, pathway leading to the front entrance door, raised front garden with decorative brick wall and rockery style wall incorporating bushes and shrubbery. Side access and pedestrian gate leads to the rear garden.

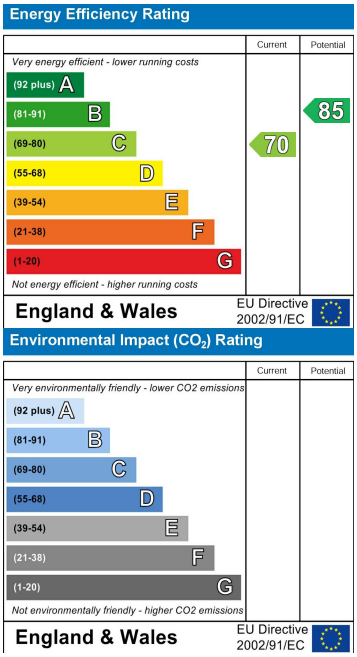
TO THE REAR
The rear garden is enclosed with pedestrian gated access leading back to the front, external water tap, lighting points. The rear garden is designed for straightforward maintenance being predominantly paved with rear access pedestrian gate leading to the parking area.

PARKING TO THE REAR
A single vehicle parking space accessed from the neighbouring Simon Fields Close, pedestrian gated access leading back into the garden.

DIRECTIONAL NOTE
Proceeding away from Ilkeston, continue through West Hallam into the village of Stanley Common. Proceed in the direction of Morley and eventually the cottage can be round on the right hand side, identified by our For Sale board.

COUNCIL TAX
Erewash Borough Council Band A.

Material Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating - combination boiler
Septic Tank – No
Broadband – Available
Broadband Speed - Not known
Phone Signal – Not known
Sewage – Mains supply
Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Very Low Risk
Flood Defenses – No
Non-Standard Construction – Not applicable
Any Legal Restrictions – None aware
Other Material Issues – None aware



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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044