Robert Ellis

look no further. . .

Park Close

Stanton-By-Dale, Derbyshire DE7 4QN

AN INDIVIDUALLY DESIGNED AND CONSTRUCTED THREE BEDROOM DETACHED FAMILY HOUSE, OFFERED FOR SALE WITH NO UPWARD CHAIN.

Offers Over £700,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET, WITH NO UPWARD CHAIN, AN INDIVIDUALLY DESIGNED AND CONSTRUCTED 1960s THREE BEDROOM DETACHED FAMILY HOUSE, POSITIONED IN THIS PICTURESQUE DERBYSHIRE VILLAGE LOCATION.

With generous accommodation over two floors comprising entrance porch to reception hallway, cloaks/w.c., boiler room, kitchen, dining room, dual aspect front to back living room, rear lobby and conservatory to the ground floor. The first floor landing provides access to three good size bedrooms, the principal bedroom benefiting from an en suite shower room and completing the accommodation is a spacious family bathroom.

The property sits on a generous overall plot, with gardens wrapping round the front, side and rear, the latter incorporating a wildlife pond and access leading directly onto the golf course.

Other benefits include ample off-street parking, garaging, double glazing, warm air heating system, as well as offering fantastic further potential to extend and remodel subject to the relevant permissions and approvals.

Stanton by Dale is a highly regarded, picturesque Derbyshire village location offering nearby amenities such as transport links via the A52, M1, tram connections and East Midlands Parkway station is only approx 10 minutes away with direct access to London. There is also access to public and private schooling within the nearby vicinity and shopping outlets within the nearby towns of Stapleford, Ilkeston and Long Eaton.

The property offers fantastic long term potential for a family home or purely for someone who is looking to reside in a quiet village location.

We therefore highly recommend an internal viewing.

ENTRANCE PORCH
4'10" x 2'7" (1.49 x 0.79)
Matching dual UPVC and double glazed stained glass front entrance doors, panelled ceiling and further panel and glazed door to reception hallway.

RECEPTION HALLWAY
15'10" x 8'8" (4.85 x 2.65)
Staircase rising to the first floor with two useful understairs storage compartments, decorative ceiling rose, alarm control panel, telephone and router points, warm air heating vent, doors to living room, dining room, kitchen, boiler room and cloaks/w.c. Double glazed window to the front.

BOILER ROOM
Housing the warm air Johnson & Starley heat system and control panels.

CLOAKS/W.C.
5'8" x 5'1" (1.73 x 1.57)
Two piece suite comprising low flush w.c. and wash hand basin, tiled floor, double glazed window to the front, strip lighting, partial wall tiling and warm air heating vent.

DUAL ASPECT LOUNGE
19'6" x 14'2" (5.95 x 4.32)
A bright and airy room with double glazed windows to the front and rear, the rear having the benefit of fitted blinds, decorative coving and ceiling roses, warm air heating vents, media points and feature Adam style fire surround incorporating coal effect fire.

DINING ROOM
12'10" x 11'3" (3.93 x 3.44)
Double glazed window to the rear with fitted roller blind, decorative coving and ceiling rose, serving hatch through to the kitchen, warm air heating vent and fitted lift system rising to the first floor.

KITCHEN
10'10" x 10'7" (3.32 x 3.25)
Comprising a range of matching fitted base and wall storage cupboards with roll top work surfaces incorporating 1½ bowl sink unit and mixer tap with matching splashboards, fitted four ring hob with extractor over, integrated eye level oven and grill, fridge/freezer space, plumbing for washing machine, breakfast bar area, coving, double glazed window with fitted roller blind to the rear making the most of the views towards the garden, display shelving and panel door to inner lobby.

INNER LOBBY
5'5" x 3'3" (1.67 x 1.01)
Tiled floor, personal access door to garage and UPVC panel and glazed door to conservatory.

CONSERVATORY
15'8" x 11'0" (4.8 x 3.36)
Brick and double glazed construction with pitched roof incorporating central ceiling fan, media points, windows, fitted blinds to windows and ceiling and double glazed French doors opening out to the rear patio area.

GALLERIED LANDING
Open spindle balustrade, double glazed window to the front, warm air heating vents, decorative ceiling rose, useful over the stairs fitted storage cupboard, doors to all bedrooms and bathroom.

BEDROOM 1
19'4" x 11'11" (5.91 x 3.65)
A dual aspect, bright and airy bedroom with double glazed windows to the front and rear, the rear making the most of the views towards the garden and the back end of the golf course, fitted bedroom furniture incorporating wardrobes, bedside cabinets, overhead storage cupboards, display shelving and a dresser unit, warm air heating vents and sliding door access to the en suite area.

EN SUITE
6'8" x 3'2" (2.04 x 0.97)
Concealed entrance via a sliding wardrobe style door to a three piece suite with splashboarded shower cubicle with mains fed shower, wash hand basin with mixer tap and storage cupboards beneath and push-flush w.c. Easy to main splashboards to the walls and tiling to the floor.

BEDROOM 2
13'9" x 10'11" (4.21 x 3.33)
Double glazed window to the rear, again making the most of the garden and golf course views, warm air heating vent, coving, fitted bedroom furniture including wardrobes, drawers and dressing area and access to the loft space.

BEDROOM 3
10'11" x 10'8" (3.33 x 3.26)
Double glazed window to the rear, again overlooking the garden and golf course, warm air heating vents, fitted double wardrobe with overhead storage cupboards and entry point for the electric lift system rising from the dining room.

SHOWER ROOM
10'10" x 8'11" (3.31 x 2.74)
A modern and recently upgraded three piece suite comprising walk-in triple size shower cubicle with shower seat, glass shower screen and mains fed shower, wash hand basin with mixer tap, storage cupboards and display shelving beneath and push-flush w.c. Majority wall tiling, matching floor tiling, double glazed window to the front with fitted roller blind, heated chrome ladder towel radiator, spotlights with movement sensor, extractor fan and airing cupboard housing the hot water cylinder with storage space.

OUTSIDE
Positioned in a cul de sac, the property offers gardens to all sides, the front offering ample parking space for several cars and vehicles, in turn leading to a double garage, via electrically operated door. The front garden consists of a shaped lawn with decorative and planted flower beds. There are ample external lighting points and the tarmac driveway provides down the right hand side of the property to further parking. From the driveway the garden then opens out into the rear garden, which is predominantly lawned, making the most of the sunny aspect to the rear. There is a good size block paved seating area, ideal for entertaining, which also then overlooks the golf course to the rear. There is a feature wildlife pond, well stocked and planted borders with bushes, shrubs, trees and plants, timber storage shed, external lighting points and water tap. The garden also opens out to the other side of the property affording full access around both sides.

DOUBLE GARAGE/UTILITY
18'6" x 15'5" (5.66 x 4.72)
Electrically operated, remote control garage door to the front, window to the side, power and lighting points, fixed shelving and opening through to utility space.

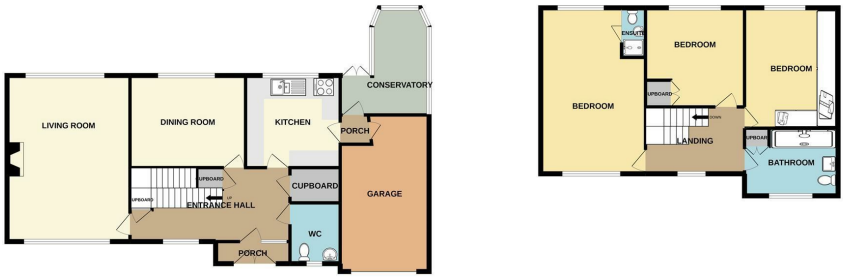
UTILITY SPACE
4'10" x 2'11" (1.48 x 0.91)
Housing the gas and electricity meters with plumbing for washing machine.

DIRECTIONAL NOTE
From our Stapleford branch, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction, continue straight over onto Derby Road, Sandiacre and proceed up the hill in the direction of Risley. At the traffic light junction turn right onto Rushy Lane and continue round the bend in the road towards the centre of Stanton By Dale Village. Look for and take an eventual right turn into the cul de sac of Park Close and the property can then be found on the right hand side, identified by our For Sale Board.

Ref: 7458nh

GROUND FLOOR
1084 sq.ft. (100.7 sq.m.) approx.

1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 1791 sq.ft. (166.4 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, emission 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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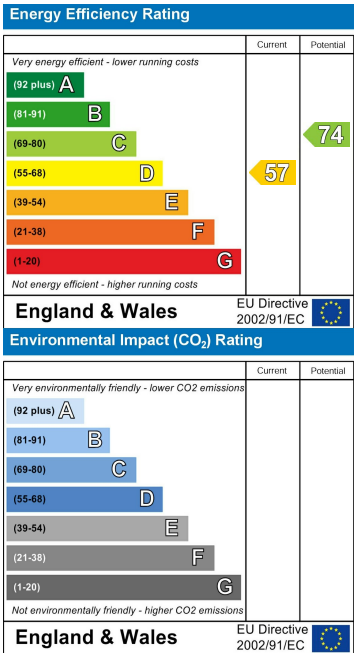

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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