



Station Road
Stanley, Derbyshire DE7 6FB

£395,000 Freehold

A DOUBLE FRONTED GEORGIAN-STYLE
DETACHED FOUR BEDROOM FAMILY
HOUSE OFFERED FOR SALE WITH NO
UPWARD CHAIN.



ROBERT ELLIS HAVE GREAT PLEASURE IN WELCOMING TO THE MARKET THIS DOUBLE FRONTED GEORGIAN-STYLE DETACHED FOUR BEDROOM COTTAGE SITUATED IN THE HEART OF THIS PICTURESQUE DERBYSHIRE VILLAGE WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hall, sitting room, living room, dining area, kitchen, utility, rear lobby and WC. The first floor landing provides access to four well proportioned double bedrooms and a shower room.

The property also benefits from gas fired central heating from a recently installed boiler, double glazing, off-street parking to the rear and a cottage-style enclosed rear garden.

Historically, the property was once two separate cottages before being converted into the local village Cooperative store and then as it is now as one detached four bedroom residential dwelling.

Located in the heart of this popular Derbyshire village, which offers a highly regarded public house, Post Office/convenience store and popular school. There is also easy access to excellent nearby transport networks, such as the Ilkeston train station, as well as being on the doorstep to open countryside.

We believe the property will make an ideal long term family home due to the overall size, and we would therefore highly recommend an internal viewing.



ENTRANCE HALL

27'1" x 6'7" (8.26 x 2.03)

uPVC panel and Georgian-style double glazed front entrance door with matching double glazed panel to the side, tiled floor, radiator, uPVC double glazed Georgian-style window to the rear, open tread staircase rising to the first floor, wall light points, doors leading through to the living room, sitting room and kitchen/dining area.

LIVING ROOM

27'1" x 11'10" (8.28 x 3.61)

Georgian-style double glazed window to the front, uPVC double glazed bi-folding door opening out to the rear garden patio, two radiators, wall light points, media points, Adam-style fire surround with marble insert and hearth.

SITTING ROOM

18'4" x 12'2" (5.59 x 3.71)

Georgian-style double glazed window to the front, radiator, wall light points, Adam-style fire surround incorporating coal effect fire.

DINING AREA

11'10" x 8'5" (3.63 x 2.58)

Tiled floor (matching the entrance hall), radiator, ample space for dining table and chairs, dual archway openings to the kitchen.

KITCHEN

15'9" x 10'10" (4.81 x 3.31)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap with tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, additional under-counter oven, plumbing and space for behind the cabinet washing machine and dishwasher, glass fronted crockery cupboards, Georgian-style double glazed window to the rear overlooking the rear garden, tiled floor, uPVC panel and double glazed stable-style door opening out into the rear garden, further panel and glazed door leading through to the utility area.

UTILITY AREA

10'10" x 8'3" (3.31 x 2.54)

Plumbing and space for washing machine or tumble dryer, additional space for full height fridge or freezer, range of fitted storage cabinets and drawers, power and lighting points, opening through to the rear lobby.

REAR LOBBY

5'6" x 2'11" (1.68 x 0.89)

Vertical radiator, double power point, glazed roof windows, further door to the ground floor WC.

GROUND FLOOR WC

4'11" x 3'5" (1.50 x 1.05)

Two piece suite comprising low flush WC and wash hand basin with tiled splashbacks. uPVC double glazed window to the rear, wall mounted bathroom cabinet.

FIRST FLOOR LANDING

Doors to all bedrooms and shower room. Coving, radiator, wall light points, Georgian-style double glazed window to the front, useful storage cupboard with shelving, loft access point (ideal for storage).

BEDROOM ONE

15'1" x 11'10" (4.61 x 3.62)

Georgian-style double glazed window to the front, radiator, coving, range of fitted bedroom furniture including two double wardrobes, overhead storage cupboards, central drawer unit.

BEDROOM TWO

11'10" x 11'3" (3.61 x 3.45)

Georgian-style double glazed window to the rear overlooking the rear garden, radiator, boiler cupboard housing the recently installed gas fired conventional boiler with water tank below.

BEDROOM THREE

15'4" x 11'11" (4.68 x 3.64)

Another spacious double bedroom with Georgian-style double glazed window to the front, radiator, wall light points.

BEDROOM FOUR

11'10" x 11'5" (3.63 x 3.50)

Georgian-style double glazed window to the rear (with fitted blind), radiator.

SHOWER ROOM

7'8" x 6'2" (2.34 x 1.88)

Three piece suite comprising walk-in double sized shower cubicle with mains shower, tiled splashbacks, glass shower screen and sliding door, wash hand basin with storage cabinets beneath, low flush WC. Partial tiling to the walls, Georgian-style double glazed window to the rear (with fitted blind), radiator.

OUTSIDE

To the front of the property, either side of the front entrance door there are two planted flowerbeds housing a variety of bushes, shrubs and plants. Drop kerb entry point provides access to the garage via the up and over door, shared access then leads down the left hand side of the property towards the driveway and rear gate into the rear garden.

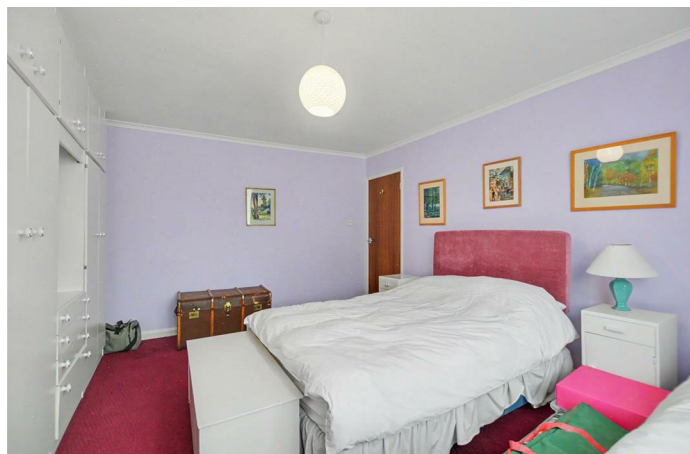
TO THE REAR

The rear garden is a true cottage-style garden with surrounding brick wall, hedgerow and fencing creating privacy. The garden is split into various sections with a good size paved patio seating area (ideal for entertaining), a shaped block paved pathway then provides access to the foot of the plot where a timber storage shed, dual tiered patio and wrought iron pedestrian gate provides access to the rear driveway. There are two shaped lawn sections, both with planted flowerbeds and borders housing a wide variety of specimen bushes, shrubs and plants. There is also an external water tap and lighting point, and timber storage shed. The driveway is accessed via shared access down the left leading to a block paved driveway providing off-street parking with wrought iron pedestrian gate providing access back into the rear garden.

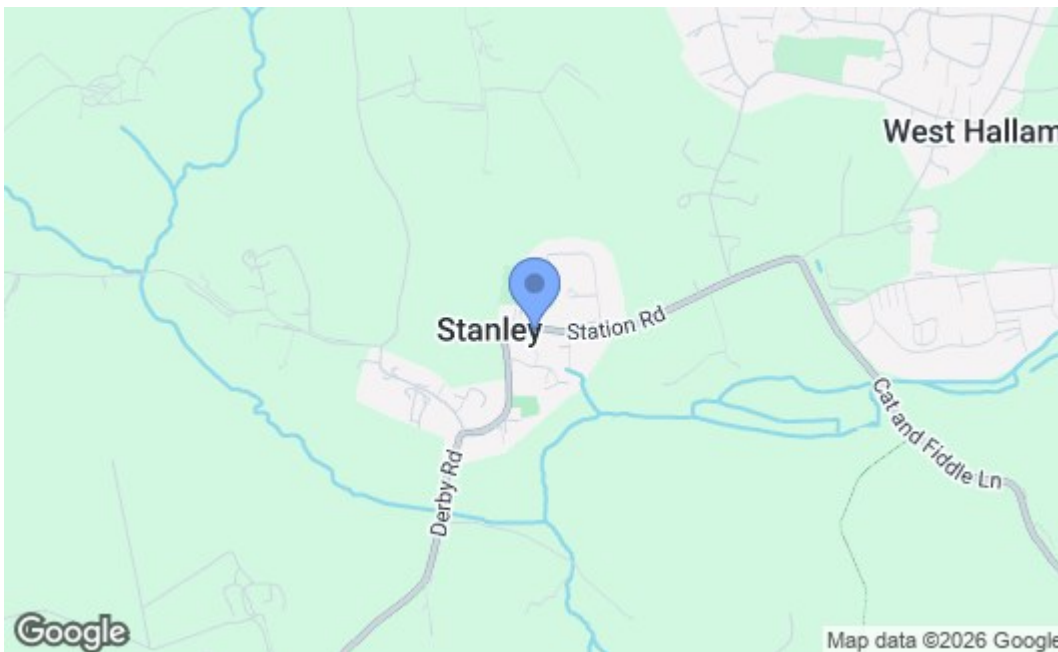
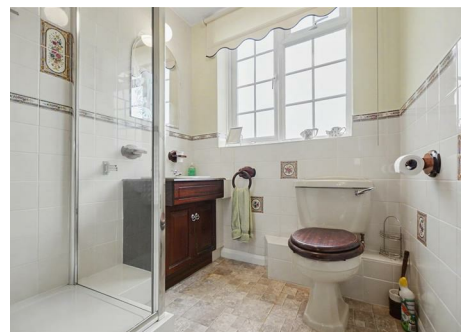
GARAGE

19'8" x 7'10" (6.00 x 2.40)

Traditional up and over door to the front, power and lighting points.



Robert Ellis
ESTATE AGENTS



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 62 | 75 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO₂) Rating | | | |
| Very environmentally friendly - lower CO ₂ 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 ₂ 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.