Robert Ellis

look no further. . .

Dale Road

Stanton By Dale, Derbyshire DE7 4QF

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

Guide Price £350,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SPACIOUS, BRIGHT AND AIRY, RECENTLY RENOVATED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THE HEART OF THIS PICTURESQUE DERBYSHIRE VILLAGE WITH CONSERVATION AREA STATUS.

With accommodation over two floors, the ground floor comprises entrance porch leading through to an entrance hallway, dual aspect living room, separate dining room, kitchen, rear lobby, utility and WC. The first floor landing provides access to three bedrooms and a modern bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, double glazing, newly fitted kitchen, as well as an enclosed rear garden overlooking open fields.

The property is located in the heart of this desirable sought after Derbyshire village with Conservation Area status, which offers two popular public houses and Erewash Valley 18 hole championship golf course, as well as a real community village feel, within easy reach of nearby towns Long Eaton and Ilkeston and East Midlands Airport, and excellent transport links such as the A52, Junction 25 of the M1 motorway, tram services and train station (situated in Ilkeston).

Having the benefit of being sold with NO UPWARD CHAIN, the property would make an ideal family home for those looking to reside in a Derbyshire village location. We highly recommend an internal viewing.

PORCH
3'5" x 3'3" (1.05 x 1.00)
uPVC panel and stained glass front entrance door, tile effect flooring, painted exposed brickwork, further uPVC panel and double glazed door into the entrance hall.

ENTRANCE HALL
10'11" x 9'4" (3.34 x 2.85)
Turning staircase rising to the first floor with decorative wood spindle balustrade, radiator, double glazed window to the front, laminate flooring, coving. Doors leading through to the kitchen, dining room and living room.

DUAL ASPECT LIVING ROOM
11'9" x 10'10" (3.60 x 3.32)
Double glazed window to the front, double glazed French doors to the rear opening out to the rear garden (with fitted vertical blinds), radiator, coving, central chimney breast incorporating a coal effect fire.

DINING ROOM
14'0" x 11'11" (4.27 x 3.64)
Double glazed window to the front, radiator, coving, media points, Adam-style fire surround incorporating a marble insert and hearth with coal effect fire.

KITCHEN
11'11" x 8'4" (3.65 x 2.55)
Newly fitted matching range of handle-less soft-closing base and wall storage cupboards and drawers incorporating marble effect square edge work surfacing with inset one and a half bowl sink unit with draining board and mixer tap, matching marble effect upstands, fitted four ring gas hob with extractor over and oven beneath, integrated appliances including fridge/freezer and dishwasher, radiator, laminate flooring, coving, LED spotlights, double glazed window to the rear (with fitted blinds).

USEFUL UNDERSTAIRS LOBBY SPACE
Electricity consumer box, as well as the gas fired combination boiler (for central heating and hot water).

REAR LOBBY
7'5" x 3'8" (2.28 x 1.13)
Tiled floor, radiator, double glazed window to the front, uPVC panel and stained glass side exit door. Internal doors to WC and utility room, as well as a further door leading back to the kitchen area.

UTILITY
4'8" x 3'6" (1.43 x 1.08)
Soft-closing base storage cupboard with marble effect square edge work surfacing above incorporating plumbing space for a washing machine sat on a tiled floor, double power point, double glazed window to the rear with LED spotlights.

WC
4'7" x 2'11" (1.42 x 0.89)
Newly fitted modern white two piece suite comprising push flush WC, wash hand basin with mixer tap and storage cabinet beneath, LED spotlights. Tiled floor, double glazed window to the side.

GALLERIED FIRST FLOOR LANDING
Decorative wood spindle balustrade, double glazed window to both the front and rear (the front with fitted blinds, the rear having a rose effect stained glass pattern), radiator, coving. Loft access point via pull-down ladders to a boarded and insulated loft space for storage purposes.

BEDROOM ONE
12'5" x 10'11" (3.79 x 3.34)
Double glazed windows to the front (with fitted roller blinds) with views over adjacent countryside, radiator, coving, fitted wardrobes incorporating shelving and hanging space.

BEDROOM TWO
12'0" x 8'5" (3.66 x 2.59)
Double glazed window to the rear overlooking open fields, radiator, coving, range of fitted bedroom furniture including two double wardrobes, central drawer unit, overhead storage cupboards and vanity space.

BEDROOM THREE
11'11" x 7'9" (3.64 x 2.38)
Double glazed window to the front, radiator, coving, fitted mirror fronted wardrobes incorporating shelving and hanging space, additional storage cupboard with shelving.

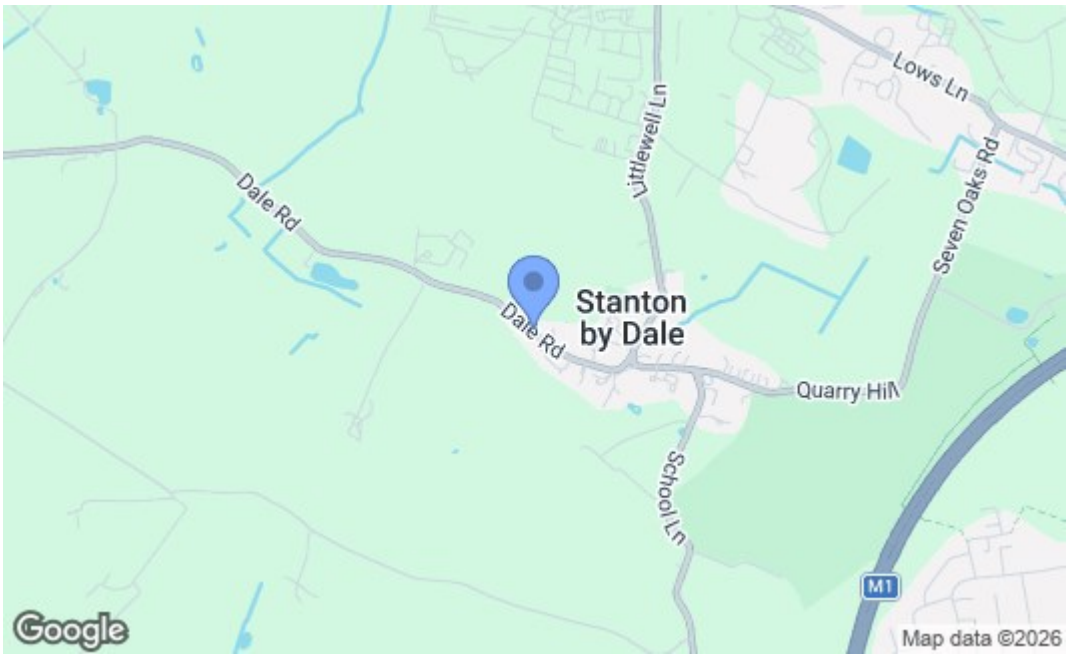
BATHROOM
8'9" x 5'4" (2.67 x 1.64)
Modern white three piece suite comprising panel bath with glass shower screen and shower over, wash hand basin with waterfall-style mixer tap and storage cabinets beneath, low flush WC. Tiling to walls, double glazed window to the side, wall mounted bathroom cabinet, chrome ladder towel radiator, coving.

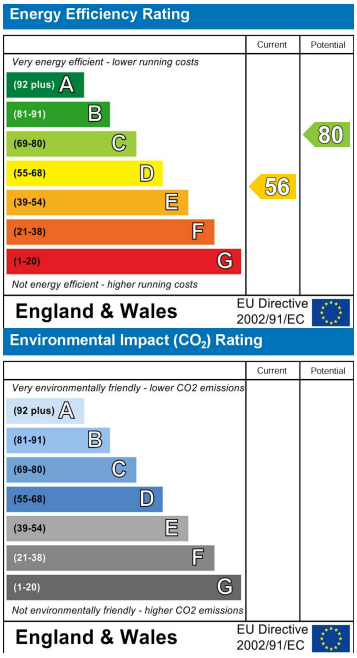
OUTSIDE
To the front of the property, there is a neat and tidy front garden with pedestrian gate and pathway providing access to the front entrance door, as well as leading down the side of the house into the rear garden. The front garden has a shaped lawn with planted beds, borders and rockery housing a variety of bushes, shrubs, trees and plants.

TO THE REAR
The rear garden enjoys a fantastic view over open fields and incorporates a lower and top tier patio area (ideal for entertaining) with open slated fencing making the most of the views beyond. Planted beds, borders and rockery housing a variety of bushes and shrubbery to match the front, as well as a lawn section. Within the garden there is a lighting point and water tap.

DIRECTIONS
From the centre of the village, proceed along Dale Road heading towards Dale Abby and the property can be found in an elevated position on the right hand side, identified by our For Sale board.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.





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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