Robert Ellis

look no further. . .

Dale Road

Stanton-By-Dale, Derbyshire DE7 4QF

DOUBLE FRONTED VICTORIAN END TERRACED HOUSE.

£550,000 Freehold

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We have great pleasure in offering for sale this double fronted Victorian end terraced house with three double bedrooms, three reception rooms and situated on a large garden plot of 0.22 of an acre.

Tucked away off Dale Road within the picturesque Derbyshire village of Stanton by Dale, this surprisingly spacious property which enjoys a sunny aspect throughout the day and has been sympathetically modernised over the years by the current owners and offers great flexible accommodation for both families and couples alike.

You are welcomed into the property by an entrance hallway with feature quarry tiled floor and this gives access to a useful utility and shower room/WC. The entrance hall also leads you to the farmhouse style family kitchen, the central hub of the ground floor which opens through to a family room with partial vaulted ceiling and bi-fold doors opening to the rear garden. Also accessed from the kitchen is the sitting room with wood burner and next to this is a generous study which has stairs leading to the first floor and also access to the family room.

Rising to the first floor the landing provides access to three well proportioned double bedrooms, the guest room with an en-suite shower room and there is a Victorian inspired family bathroom with roll top bath and separate shower cubicle.

Situated on a substantial garden plot of approximately 0.22 of an acre, with gravel forecourt providing ample off-street parking, modern construction detached double garage, attractive front gardens and beautifully presented rear gardens with large sunken patio, lawns, large pond and cottage inspired bedding. There is a potting shed surrounded by barked area including raised vegetable beds. A purpose built double glazed and insulated cabin can be enjoyed and is ideal as a studio, gym, home office or simply as a place to relax. At the foot of the garden an orchard with fruit trees can be found.

Stanton by Dale is a sought after Derbyshire village conveniently situated between the cities of Derby and Nottingham, with easy access to neighbouring towns, supermarkets, schools, etc, and for those wishing to commute, Junction 25 of the M1 motorway is less than 10 minutes drive with East Midlands Airport around 20 minutes away. The village offers a great community feel with two traditional public houses, tea rooms, adjacent to Erewash Valley Golf Course and open countryside where there are many public footpaths for those who enjoy the outdoors.

We strongly recommend an early internal viewing to fully appreciate the property and gardens.

ENTRANCE HALL
Feature quarry tiled floor, radiator, door to utility/shower room and farmhouse kitchen.

UTILITY/SHOWER ROOM
13'5" x 7'6" (4.11 x 2.29)
A versatile room with a three piece suite comprising wash hand basin, low flush WC and shower cubicle. Space and plumbing for washing machine. Hatch and ladder to boarded loft space with the potential to convert this area into a fourth bedroom. Window and door to rear garden.

FAMILY FARMHOUSE STYLE KITCHEN
20'8" x 12'7" (6.3 x 3.85)
Pitched pine base units with wood block work surfacing, Belfast sink unit and Rangemaster gas/electric range. Wood flooring, radiator, sealed unit double glazed window to the front, door to sitting room and open to family room.

FAMILY ROOM
19'5" x 8'8" (5.93 x 2.65)
Feature tubular wall mounted radiator, partial vaulted ceiling with Velux double glazed roof windows, door to study and bi-fold doors opening to the rear garden.

SITTING ROOM
13'0" x 11'10" (3.97 x 3.62)
Fireplace with inset cast iron wood burner. Original beams to ceiling, radiator, sealed unit double glazed window to the front and door to study.

STUDY
12'11" x 9'10" (3.95 x 3.01)
Stairs to the first floor, radiator, window to rear and door to family room.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

BEDROOM ONE
13'1" x 12'1" (4 x 3.7)
Radiator, sealed unit double glazed window to the front.

BEDROOM TWO
11'3" x 8'0" (3.43 x 2.44)
Radiator, window to rear and ideal guest room with door to en-suite.

EN-SUITE
Incorporating a three piece suite comprising wash hand basin, low flush WC and shower cubicle.

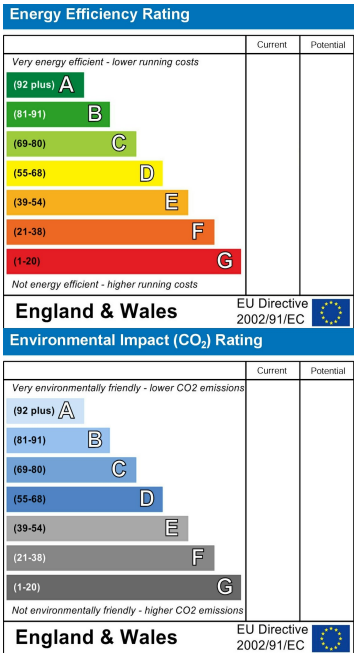
BEDROOM THREE
12'7" x 9'1" (3.85 x 2.78)
Radiator, sealed unit double glazed window to the front.

FAMILY BATHROOM
10'0" x 9'5" (3.06 x 2.88)
Incorporating a Victorian style four piece suite comprising wash hand basin, low flush WC, feature roll top bath and corner shower cubicle. Partially tiled walls, heated towel rail, linen cupboard housing gas combination boiler (for central heating and hot water), sealed unit double glazed window.

OUTSIDE
The property is situated on a generous garden plot of approximately 0.22 acres overall. To the front is a gravel forecourt providing ample off-street parking leading to the modern purpose built detached double garage. The front gardens are hedged-in and attractively landscaped with lawn and colourful bedding. The rear gardens are beautifully presented and offer a variety of themed areas with large sunken terrace/patio area which gives access to the family room, the main garden is laid to lawn which is flanked with colourful cottage style bedding and ornamental trees and shrubs. There is a potting shed, brick built gardener's WC with hand basin, and a purpose built insulated timber cabin with double glazing and power ideal for a studio, gym, home office, etc.

GARAGE
16'11" x 18'8" (5.18 x 5.7)
Modern brick built construction with pitched tiled roof, twin double doors, light and power, and door to rear garden.

DIRECTIONAL NOTE
From the A52/Junction 25 of the M1 motorway, proceed towards Sandiacre and Risley on Bostocks Lane. At the Risley traffic light crossroads, continue straight over in the direction of Stanton by Dale (Rushy Lane). Follow the road into the countryside and as the road become School Lane, enter into the village of Stanton by Dale. At the T Junction turn left onto Main Street and at the next junction bear left onto Dale Road. Continue along the road passing the Chequers Inn on the right, looking for and turning left onto Bowling Close where the property can be found on the right hand side. Ref. 7542PS



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.