

# Station Road

Stanley, Ilkeston, DE7 6FB

John   
German









## Station Road

Stanley, Ilkeston, DE7 6FB

£575,000

Church Cottage provides a rare opportunity to acquire a quintessentially English thatch cottage set on a stunning, almost half an acre plot in heart of the village. Offering unexpectedly spacious rooms with lots of character. Landmark property with loads of kerb appeal.



Stanley village is located halfway between Ilkeston and Derby surrounded by countryside and boasting its own Post Office, local pub and village school. Local commuter routes provide easy access to Ilkeston, Derby and Nottingham as well as a regular local bus service.

Entrance to the property is via an entrance hall leading to the ground floor living spaces as well as a guest WC fitted with a low flush WC and wash basin. The dining room has a large window overlooking the rear garden, beamed ceiling and an opening through to the sitting room. The sitting room has two windows overlooking the front garden, beamed ceiling and an open fire with brick surround and a living flame gas fire. A latch door leads to a stairwell rising to the first floor. The kitchen sits on the opposite side of the entrance hall and has double aspect windows, fitted with a range of base and eye level units with plenty of space for appliances. A latch door leads off the kitchen to the second staircase leading to the first floor.

On the first floor there are four excellent double bedrooms, two of which can be accessed off the kitchen end of the property. There is a small hatch door that links this side of the house to the other, accessed through the bedrooms and great fun for children - a bit more less convenient for adults! The bathroom is also located on the other side of the house and is fitted with a three piece suite.

Outside the property is set well back from the road behind a lovely manicured beech hedge and behind which is a lawned front garden with herbaceous borders. There are two driveways accessed via five bar wooden gates on either side of the house, the first provides plenty of off road parking as well as access to the attached garage. The driveway on the opposite side provides even more parking and access along the side of the property and to the rear. The spectacular rear garden is mainly laid to lawn with flower beds and borders with mature trees and views over the church. There is a greenhouse and garden shed at the end of the garden and adjacent to the house is a spacious patio perfect for outdoor entertaining. There is plenty of outdoor storage with two large brick outhouses and storage cupboards off the garage interior.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Thatch

**Parking:** Drive

**Electricity supply:** TBC

**Water supply:** TBC

**Sewerage:** TBC

**Heating:** TBC

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Erewash Borough Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

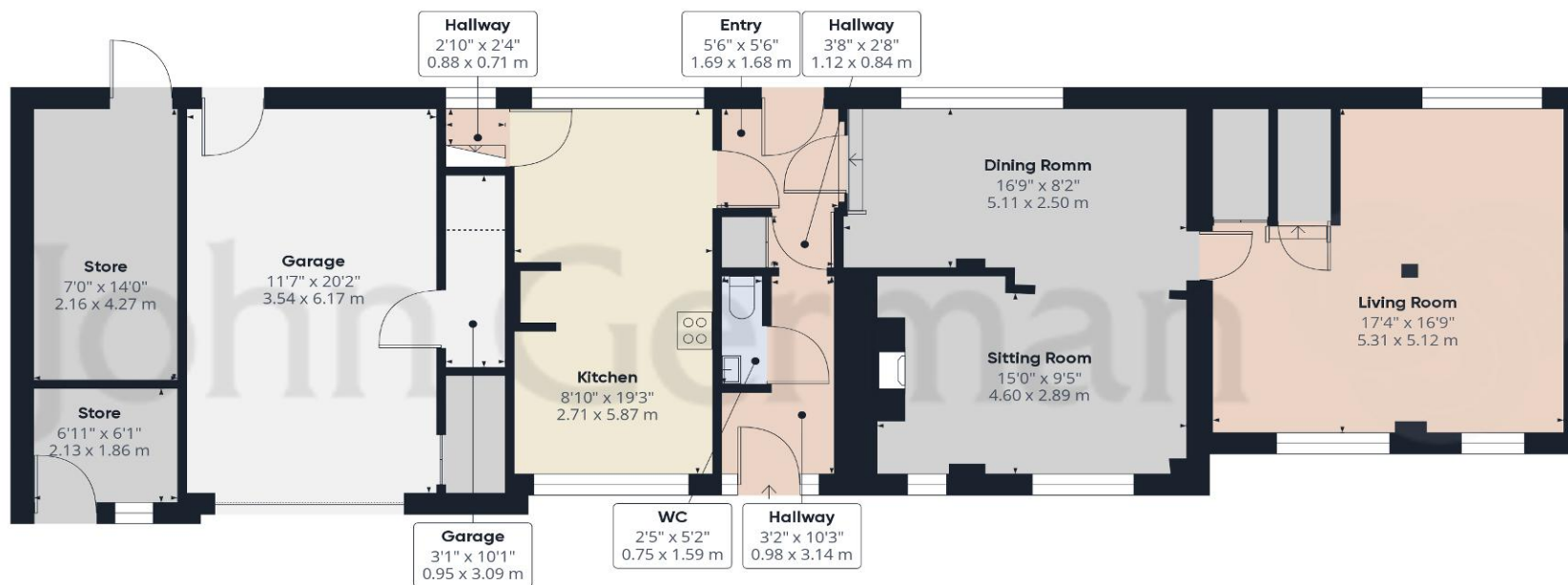
**Our Ref:** JGA/05112024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.









Ground Floor

Approximate total area<sup>(1)</sup>

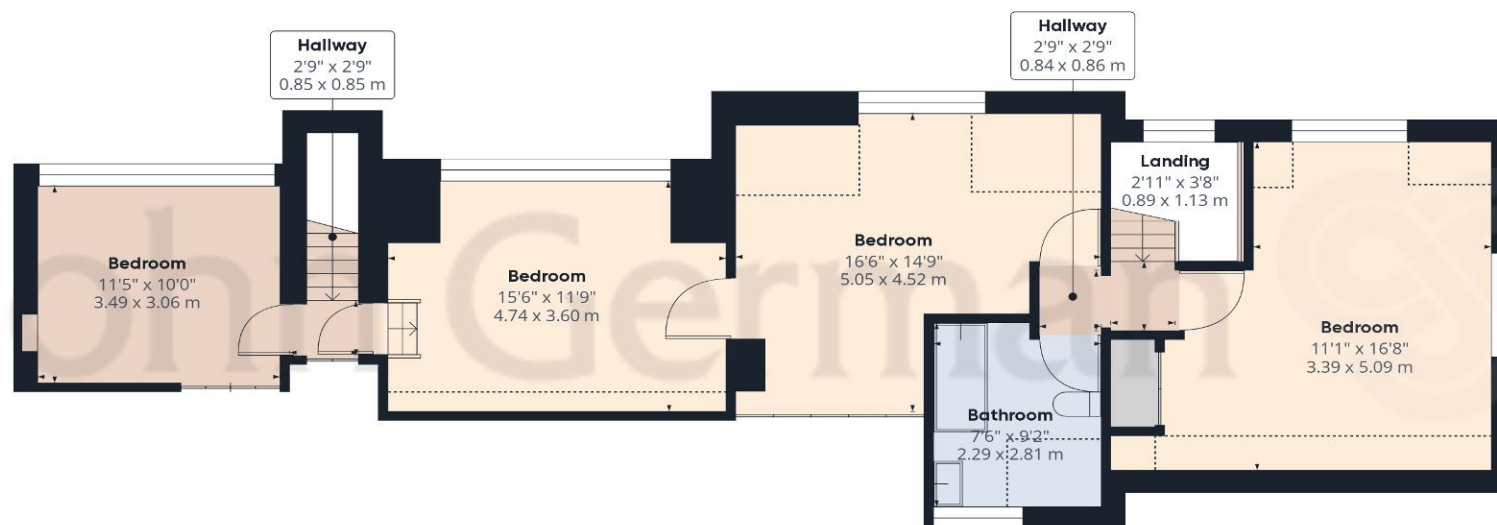
2114.89 ft<sup>2</sup>

196.48 m<sup>2</sup>

Reduced headroom

120.37 ft<sup>2</sup>

11.18 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

AWAITING EPC MEDIA



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



