



8 Ironstone Lane
Stanton, Derbyshire DE15 9QY
£339,950

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properties 

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***** LIZ MILSOM PROPERTIES ***** are delighted to bring Ironstone Lane to the market a beautifully designed four-bedroom family home that blends style, comfort, and practicality for modern living. Upon entering, you're welcomed by a spacious hallway that provides access to a generous living room, a dedicated study—ideal for remote work or quiet reading—and a convenient cloakroom. To the rear of the home, a contemporary open-plan kitchen and dining area creates the heart of the home, perfect for family meals or entertaining, with elegant French doors opening out onto the rear garden. An adjoining utility room adds to the convenience, offering additional space for laundry and storage. Upstairs, the thoughtfully laid-out first floor includes a spacious master bedroom complete with a private en suite shower room. Three further well-proportioned bedrooms provide plenty of space for children, guests, or hobbies, all served by a modern family bathroom. Designed with both functionality and family life in mind, this home offers a perfect balance of private and shared spaces in a stylish and welcoming setting - EPC Rating "B"/Council Tax Band

- Four-bedroom detached family home overlooking pleasant views
- Dedicated study perfect for versatile use or as a home office
- Bright open-plan kitchen and dining area with French doors open directly into rear garden
- Three further well-proportioned bedrooms
- Private rear garden and driveway leading to garage provide ample off road parking
- Spacious living room ideal for family relaxation and entertaining
- Convenient ground floor cloakroom & Useful Utility space
- Bedroom One includes a modern En-Suite
- Fantastic Family Bathroom
- EPC: B / TAX BAND: E - Added bonus of independent heating for the Ground Floor & First Floor



Location

8 Ironstone Lane is situated in the village of Stanton, located within the East Midlands region of England. Specifically, it lies in the South Derbyshire district . Stanton is a rural village positioned approximately 11 miles southwest of Derby, 22 miles northwest of Leicester, and 22 miles south of Nottingham . Nearby amenities include Stanton Primary School, located about 500 meters away, and several secondary schools within a 2-kilometer radius. Public transportation options are accessible, with Burton-on-Trent railway station situated approximately 4.5 kilometers from the address .? The surrounding area offers a blend of rural charm and convenient access to city centres, making it an attractive location for families seeking a balance between countryside living with plenty of nice walks and proximity to larger towns and cities.

Overview

Nestled in a quiet corner plot with picturesque views overlooking Swadlincote Golf Course and Park, this beautifully presented four-bedroom detached home, built in 2021 by Taylor Wimpey, offers modern living in a desirable and peaceful location. With a smart hedged frontage enhancing curb appeal, the home also boasts a tandem driveway leading to a garage with an up-and-over door, complete with lighting and power—ideal for additional storage or workshop use.

A welcoming pathway leads to the front entrance, where a bright and spacious hallway greets you, featuring elegant tiled flooring and access to the principal ground floor rooms. These include a generous lounge to the front with a large window flooding the space with natural light, plush carpeted flooring, and ample room for freestanding furniture.

Also off the hallway is a well-appointed guest cloakroom with tiled flooring, WC, pedestal wash basin, frosted window, and radiator. The versatile study/office offers a quiet space with side-aspect window—ideal as a home office, second reception, or playroom.

The heart of the home is the stunning open-plan kitchen/diner. This contemporary space features light grey wall and base units with marble-effect worktops, integrated appliances including a fridge, freezer, washing machine, dishwasher, double oven, and hob with extractor. A side window over the stainless steel sink and a mix of spotlights and ceiling lighting enhance the bright, modern feel. The dining area comfortably accommodates a large table and benefits from French doors opening onto the rear garden, perfect for indoor-outdoor living.

Off the kitchen is a well-equipped utility room with matching units and worktops, additional stainless steel sink, and housing for the boiler. A rear door provides further garden access.

Upstairs, the carpeted landing leads to four well-proportioned bedrooms. bedroom one is located to the front offers generous space, fitted sliding wardrobes, and a modern en-suite shower room with tiled walls and flooring, WC, wash basin, rainfall shower, and a frosted side window.

Bedroom two is another spacious double, also with fitted wardrobes and

window overlooking the side elevation. Bedrooms three and four are located to the rear and side respectively, both with carpeted flooring and useful storage solutions. The stylish family bathroom completes the first floor with a three-piece suite including panelled bath with shower over, WC, and pedestal wash hand basin, finished with attractive tiling and a frosted window.

The generous rear garden is a true highlight, featuring a large patio area ideal for summer entertaining, a neatly lawned section, and a low-maintenance barked area. Enclosed by wall and fence boundaries for privacy, the garden also includes side access leading back to the driveway.

This immaculate home is ideal for families seeking a peaceful location with scenic views and modern conveniences. Early viewing is highly recommended.

The well presented accomodation

Spacious Lounge

15'8 x 11'10 (4.78m x 3.61m)

Kitchen Dining Area

19'1 x 10'1 (5.82m x 3.07m)

Office / Study

9'8 x 8'10 (2.95m x 2.69m)

Utility

Guest Cloaks

First floor stairs and landing

Bedroom One

12'1 x 11'9 (3.68m x 3.58m)

En Suite

Bedroom Two

13'4 x 8'11 (4.06m x 2.72m)

Bedroom Three

9'4 x 8'1 (2.84m x 2.46m)

Bedroom Four

8'8 x 6'3 (2.64m x 1.91m)

Family Bathroom

Viewing Strictly Through Liz Milsom Properties

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9.00 am – 4.00 pm Saturday
Closed - Sunday

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Important Information

Management Fees - £250.00 Annually payable in February.

Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services

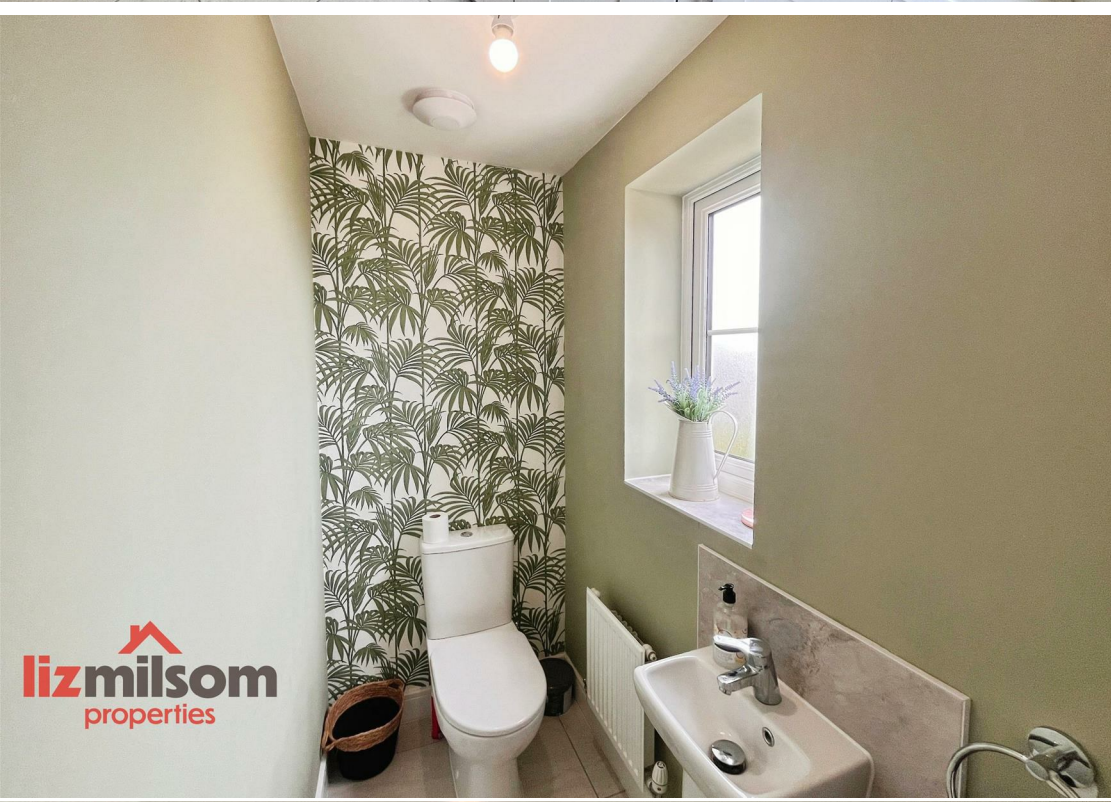
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer

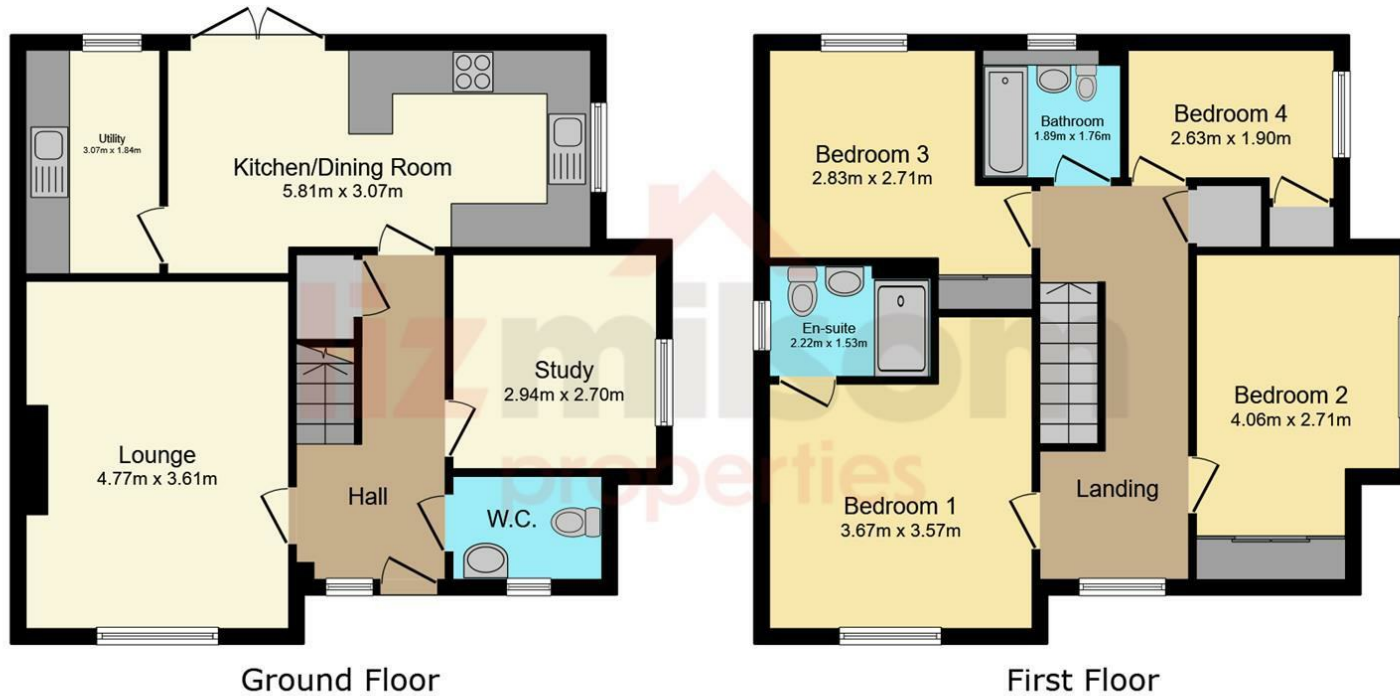
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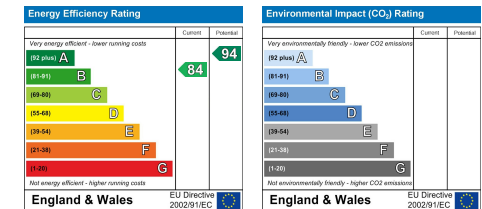


Directions

For sat nav purposes use the postcode DE15 9QY



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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COUNCIL TAX

Band: E

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

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GENERAL INFORMATION

NOTE: 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 you are contemplating travelling some distance to view the property.

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