



312 Belper Road  
Stanley Common Ilkeston DE7 6FY

£500,000





## 312 Belper Road Stanley Common Ilkeston DE7 6FY

This charming detached three-bedroom house is located in the highly sought-after village of Stanley Common. It offers a spacious layout perfect for family living, featuring a generous breakfast kitchen, a comfortable lounge/diner for entertaining, and a delightful conservatory that brings in natural light.

On the first floor, you'll find a modern family shower room and a separate WC, along with three good-sized bedrooms that provide ample space for everyone.

Outside, the property boasts a large, enclosed rear garden, primarily laid to lawn, complemented by a paved patio area that's perfect for outdoor gatherings or relaxing in the sun. The front of the house features a block-paved driveway that can accommodate several vehicles, along with an integral garage for added convenience.

Overall, this home offers a great combination of space, functionality, and outdoor appeal, making it a fantastic choice for families or those looking for a peaceful village lifestyle







### Porch

4'0" x 5'3" (1.22m x 1.60m)

Two double glazed windows & doors to the front & rear elevations & door into breakfast kitchen.

### Breakfast Kitchen

16'9" x 10'2" (5.11m x 3.10m)

Double glazed window to the front elevation, double glazed door into porch, range of wall & base units with laminate worktop over, stainless steel sink & drainer with mixer tap, tiled surround, built in double electric oven & gas hob with extractor over, integrated fridge/freezer, space for table & chairs, radiator & cushion flooring.

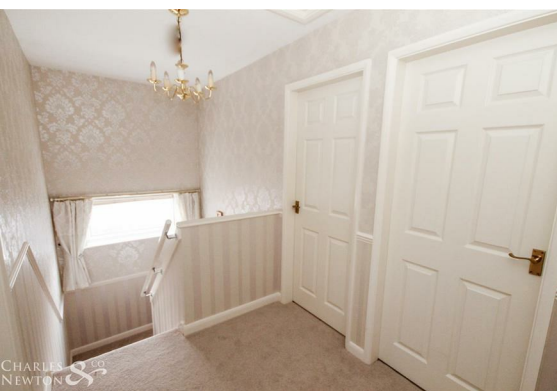
### Inner Hall

Frosted double glazed door & side panel to the side elevation, stairs to first floor, dado rail, radiator, fitted carpet, doors to kitchen, lounge & downstairs WC.

### Downstairs WC

5'10" x 2'10" (1.78m x 0.86m)

Frosted double glazed window to the side elevation, low flush WC, wash hand basin & laminate flooring.



### Lounge

18'2" x 11'11" (5.54m x 3.63m)

Double glazed window & patio doors into conservatory, stone fireplace & hearth housing gas fire, coving to ceiling, TV point & radiator.

### Conservatory

9'11" x 8'10" (3.02m x 2.69m)

UPVC conservatory with double glazed French doors to rear garden & fitted carpet.

### First Floor Landing

Carpeted stairs to first floor landing with double glazed window to the side elevation, loft hatch, doors off, dado rail & fitted carpet.





### Bedroom One

18'1" x 11'8" (max) (5.51m x 3.56m (max))

L shaped room with three double glazed windows to the front elevation, range of fitted wardrobes, drawers & overbed storage, TV point, two radiators & fitted carpet.



### Bedroom Two

11'11" x 9'11" (3.63m x 3.02m)

Double glazed window to the rear elevation, radiator & fitted carpet.

### Bedroom Three

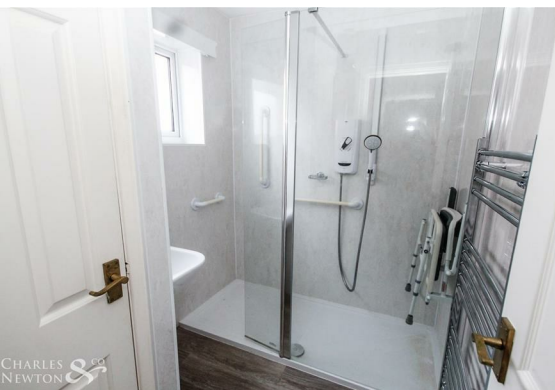
11'11" x 7'10" (3.63m x 2.39m)

Double glazed window to the rear elevation, radiator & fitted carpet.

### Shower Room

7'4" x 5'9" (2.24m x 1.75m)

Frosted double glazed window to the side elevation, walk in cubicle with electric shower, wash hand basin, UPVC shower walls, cupboard housing Worcester boiler, heated towel rail & laminate flooring.



### Separate WC

4'1" x 2'11" (1.24m x 0.89m)

Frosted double glazed window to the side elevation & low flush WC.

### Outside

#### Rear Garden

Paved patio area, large lawn area with side path, bushes shrubs & trees, wooden shed, greenhouse & hedge boundary.

#### Frontage

Block paved driveway for several cars leading to integral garage, fence boundary.

### Garage

17'5" x 7'7" (5.31m x 2.31m)

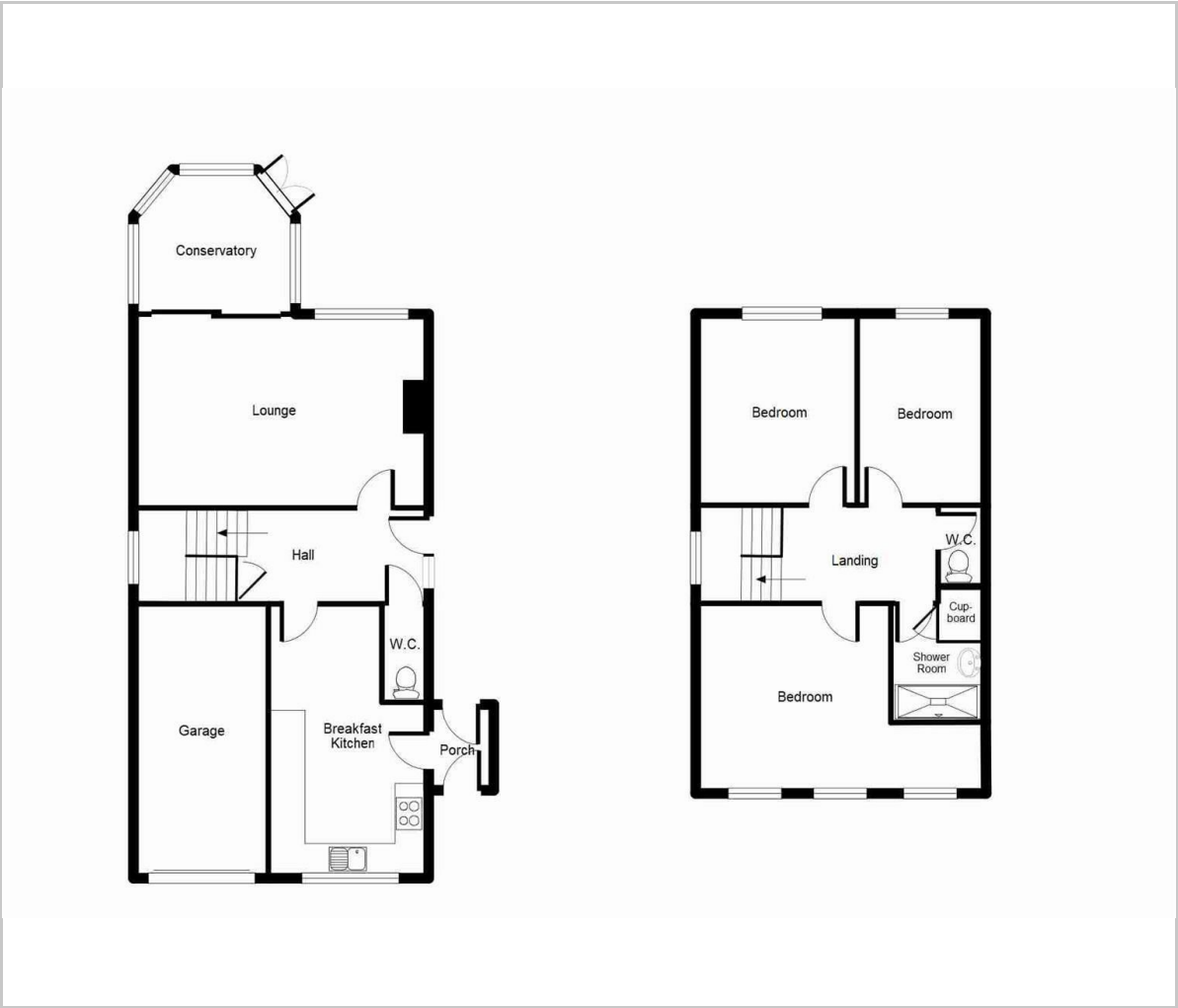








Floor Plan



Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

