



Cherry Tree Cottage, 112 Station Road, Stanley Village, Ilkeston, Derbyshire, DE7 6FB

£229,950



Situated in the sought after area of Stanley Village, this charming character cottage offers two double bedroomed accommodation with luxury bathroom. Having sunny south facing gardens with two storey studio and off road parking. Viewing is highly recommended.



Cherry Tree Cottage, 112 Station Road, Stanley Village, Ilkeston, Derbyshire, DE7 6FB

£229,950



The deceptively spacious accommodation comprises generous sitting room with feature open fire, dining room with multi-fuel stove and French doors opening onto the pretty cottage garden and bespoke solid wood fitted kitchen. To the first floor are two good sized double bedrooms and luxury bathroom.

Benefiting from UPVC double glazed window and doors and gas central heating fired by a combi boiler.

The front of the property has been recently re-rendered in 2024 and there is a walled foregarden. Having vehicular access to the rear providing car parking space and generous garden comprising an enclosed cottage garden with sunny patio, a two storey brick built studio, vegetable plot with raised beds and a further lawned garden with decked seating area, enjoying a high degree of privacy.

Situated in the sought after Stanley Village, being easily accessible to Derby, Ilkeston, Nottingham and major road links ie M1. The pretty semi rural location has an excellent primary school, village pub, convenience store and post office. With nearby countryside walks and farmland surrounding. Viewing is highly recommended.

ACCOMMODATION

Please access the property from the rear.

DINING ROOM

11'1 x 11' (3.38m x 3.35m)

French doors allow access from the cottage garden., Having engineered solid oak flooring,

radiator, latch doors, TV aerial point, oak fire surround with tiled hearth housing a multi-fuel cast iron stove. Stairs lead off to the first floor.

KITCHEN

8' x 7' (2.44m x 2.13m)

Fitted with bespoke hand made solid wood cupboards, drawers and contrasting eye level units painted in Calke green, with oak wood block work surface over incorporating a Belfast sink with mixer tap and splash back tiling. There is a fridge freezer, gas cooker and an automatic washing machine, slate tiled floor, radiator, UPVC double glazed window overlooks the garden and latch door.

INNER LOBBY

With quarry tiled floor and useful under-stairs cupboard and latch door.

SITTING ROOM

18' x 10'1 (5.49m x 3.07m)

A naturally light room with twin UPVC double glazed windows to the front and an entrance door allows access. There is a oak effect flooring, traditional pine fire surround with cast iron open fire and inset Victorian tiles and hearth. Having wall television aerial point, satellite connection, BT point, two radiators and exposed timber beam to the ceiling.

FIRST FLOOR LANDING

Having access to the part boarded roof void with pull down ladder and light.

BEDROOM ONE

12' x 10' (3.66m x 3.05m)

Having a UPVC double glazed window to the

rear elevation, pine fire surround with tiled hearth and original cast iron fireplace, wall television aerial point, BT connection point, radiator, recessed shelving, and built-in over stairs storage cupboard.

BEDROOM TWO

10' x 9'1 (3.05m x 2.77m)

Having a UPVC double glazed window to the front elevation, radiator and twin built-in cupboards one with hanging and shelving and the other housing the Alpha combi boiler.

LUXURY BATHROOM

Appointed with a classic three piece suite comprising panelled bath with thermostatic rainfall shower over and glazed screen, stylish grey vanity wash hand basin with useful storage beneath and a low flush WC. There is wood effect laminate vinyl tiles, complementary Mulberry coloured half tiling, inset ceiling spotlights, vertical heated towel radiator, extractor fan and UPVC double glazed window to the front.

OUTSIDE

To the front of the property is gravelled fore

garden sitting behind a brick wall with gate and path providing access to the front door. To the end of the row is a communal driveway providing vehicular access to the rear car parking space

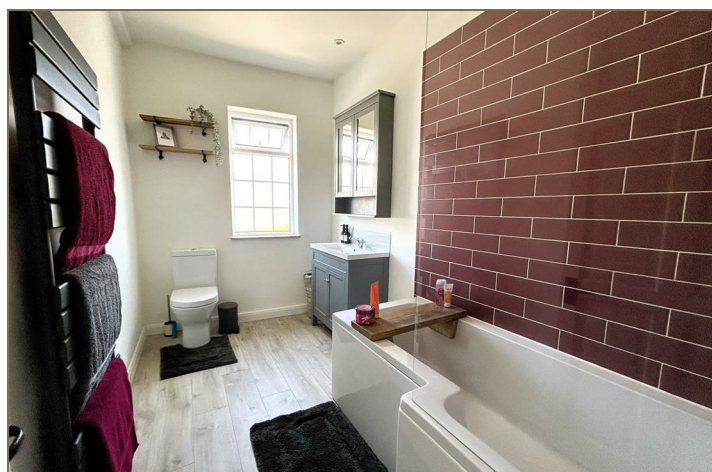
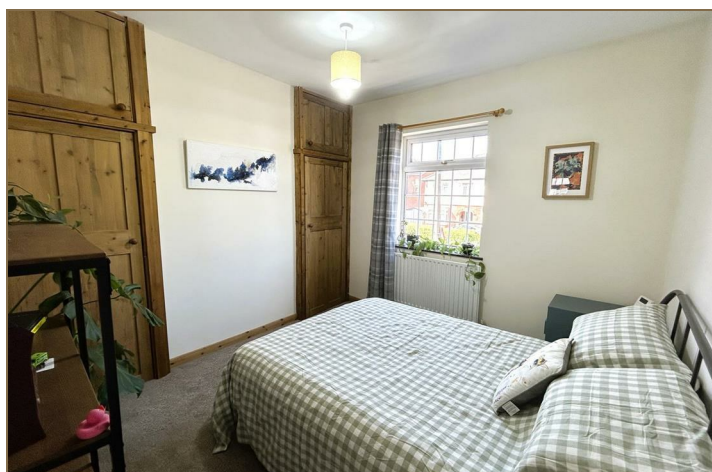
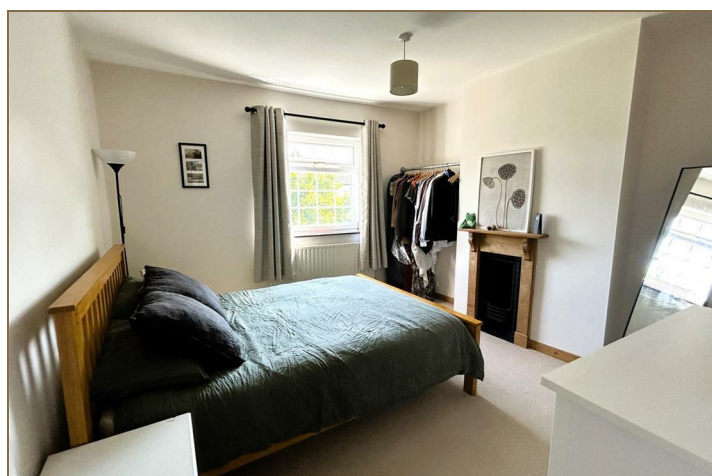
GARDEN

with a pretty fenced cottage garden and sunny paved seating area, perfect for alfresco dining. There is outside tap and lighting. The garden extends to a productive vegetable plot with raised beds and fruit trees. An arched trellis opens to a further lawned garden with raised decked seating area with a two storey brick built studio .

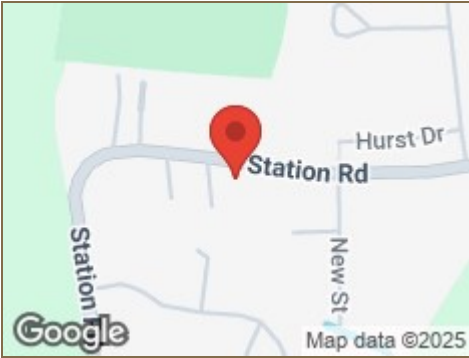
STUDIO

14' x 7' (4.27m x 2.13m)

Ideal for workshop or home office the two storey studio with French doors opening onto the lawn and personal door to the side, light and power. A ladder provides access to the first floor storage.



Road Map



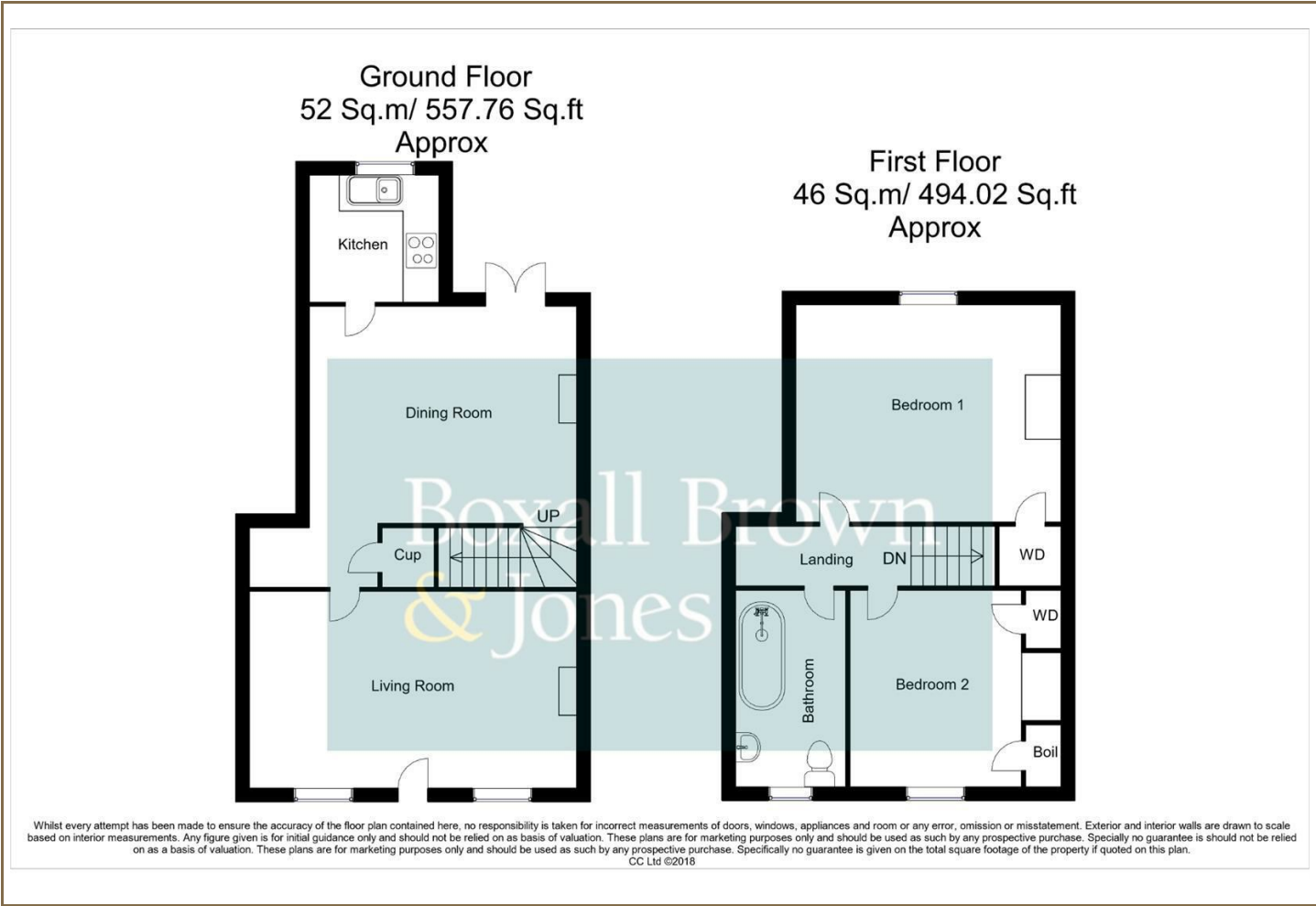
Hybrid Map



Terrain Map



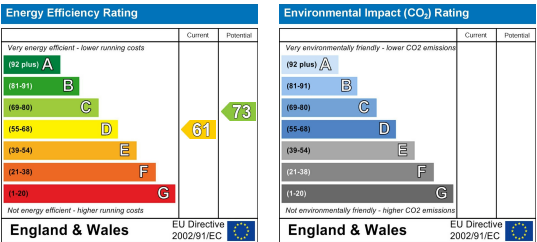
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk