



The Spinney
Stanton-By-Dale, Derbyshire DE7 4QL

EXTENDED FOUR BEDROOM, THREE
RECEPTION ROOM PERIOD SEMI
DETACHED HOUSE.

Asking Price £440,000 Freehold



We have great pleasure in offering for sale this extended four bedroom, three reception room period semi detached house.

Situated in the picturesque Derbyshire village of Stanton by Dale on a generous corner garden plot with grounds to all sides and wraparound expansive lawns, forecourt parking for two cars and single garage.

Extended some time ago by the current owners to meet expanding family needs, this surprisingly spacious property boasts four double bedrooms, three with en-suite shower rooms, and family bathroom, three reception rooms, as well as a generous reception hallway and breakfast kitchen, and a useful utility room.

Stanton by Dale is a charming village full of character with a great community feel, having two traditional public houses, tea rooms, playing fields, cricket club and Erewash Valley Golf Course on the doorstep, as well as many public footpath walks into the countryside, including the neighbouring village of Dale Abbey. Far from being isolated, this village lies between the cities of Nottingham and Derby, and less than 10 minutes drive from the A52 and Junction 25 of the M1 motorway. East Midlands Airport is approximately 20 minutes away.

Offered for sale as the family have now flown the nest and the owner is looking to downsize, the property offers enormous potential for a new family to call home.



RECEPTION HALLWAY

12'8" x 11'10" (3.87 x 3.62)

Wooden front entrance door, window, stairs to the first floor with walk-in cloaks cupboard.

LIVING ROOM

15'8" x 14'7" (4.8 x 4.45)

Brick built feature fireplace, radiator, bay window to the rear and French doors opening to the garden.

SITTING & DINING ROOM

21'3" x 12'5" overall (6.5 x 3.8 overall)

Accessed from the hallway a sitting area with a feature stone fireplace, opening through to the dining room, with window to the side and double doors opening through to the kitchen.

KITCHEN

13'11" x 10'8" (4.26 x 3.26)

Fitted range of wall and base units with work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric oven, gas hob and an extractor hood and canopy over. Space for breakfast table and chairs, windows to two elevations and returning door to hallway.

UTILITY ROOM

7'2" x 5'0" (2.2 x 1.53)

Wall and base units with plumbing for washing machine and space for tumble dryer, window. Door to porch with rear exist door.

FIRST FLOOR LANDING

Access to family bathroom and bedroom three with two steps leading to the second landing which gives access to the further three bedrooms.

BEDROOM ONE

14'11" x 12'3" (4.55 x 3.74)

Radiator, windows to the side and rear. Door to en-suite.

EN-SUITE

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

BEDROOM TWO

12'5" x 12'4" (3.8 x 3.78)

Window to the rear and door to the en-suite.

EN-SUITE

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

BEDROOM THREE

11'1" x 10'8" (3.38 x 3.27)

Window, door to en-suite.

EN-SUITE

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

BEDROOM FOUR

12'8" x 9'3" (3.87 x 2.82)

Radiator, window to the rear.

FAMILY BATHROOM

Incorporating a three piece suite comprising wash hand basin, low flush WC and corner bath. Radiator, window.

OUTSIDE

The property is situated on a generous enclosed corner plot with forecourt parking for two vehicles side-by-side which also gives access to the detached brick built single garage with roller door. The main gardens are located on the side and front with high hedging enhancing privacy. The gardens are laid mainly to lawn with mature trees and shrubs, and flower bedding. There is also a patio area. There is a walled and enclosed courtyard which is hard landscaped, and a useful brick outbuilding. This gives access to the rear porch door.

DIRECTIONS

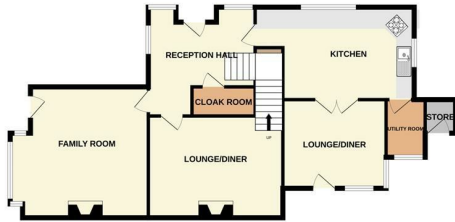
From the A52/Junction 25 of the M1 motorway, proceed towards Sandiacre/Risley on Bostocks Lane. At the traffic light crossroads, continue straight over in the direction of Stanton by Dale. Follow the road and upon entering the village of Stanton by Dale, The Spinney can be found on the right hand side, identified by our For Sale board.

Ref:7956PS





GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.