



**Brickyard**  
**Stanley Common, Derbyshire DE7 6FR**

A TWO BEDROOM MID TERRACED  
COTTAGE.

**£180,000 Freehold**



Tucked away from the hustle and bustle of everyday life can be found this charming two bedroom mid terraced cottage.

This interesting and slightly quirky period property offers surprisingly spacious accommodation accessed initial from the rear with entrance hall leading to open plan dining kitchen with modern units and some built-in appliances. There is a peaceful snug located off the kitchen which is currently used as a home office. Beyond the kitchen can be found the living room which enjoys a lot of natural light supplied by large windows and double glazed French doors which open through to the main gardens which offer a delightful and generous space. The garden is fenced in to enhance privacy with decked area and a section laid to artificial lawn (for ease of maintenance).

The two bedrooms are located on the first floor, as well as a generous four piece family bathroom. The property is centrally heated from a combination boiler and double glazed throughout.

Accessed from an unadopted road, The Brickyard is a courtyard which backs onto open countryside. Far from being isolated, the property sits in the heart of Stanley Common, a small Derbyshire village with convenience store, local primary school of other community facilities. The village sits to the West of the market town of Ilkeston with road networks leading to Derby and Nottingham, as well as the M1 motorway for further afield.

Ready to move into, this property would make a fantastic first purchase and an early internal viewing comes highly recommended.



## DINING KITCHEN

20'11" x 8'1" reducing to 5'1" (6.40 x 2.47 reducing to 1.55)

Range of modern fitted wall, base and drawer units with worktops and inset one and a half bowl ceramic sink unit with single drainer. Built-in electric oven, gas hob with extractor over. Integrated washing machine and dishwasher, appliance space. Table and chair space, understairs alcove with further kitchen base cupboard. Door to staircase to first floor. Partial vaulted ceiling with roof window. Doors to living room, home office/snug, double glazed window and entrance door.

## HOME OFFICE/SNUG

10'2" x 5'9" (3.12 x 1.76)

Double glazed window.

## LIVING ROOM

11'8" x 11'8" (3.57 x 3.56)

Feature fireplace, radiator, full height double glazed windows, double glazed French doors opening to the garden.

## FIRST FLOOR LANDING

Cupboard housing gas combination boiler (for central heating and hot water).

## BEDROOM ONE

12'0" x 11'5" (3.68 x 3.50)

Hatch and ladder to majority boarded loft. Radiator, double glazed window.

## BEDROOM TWO

10'6" x 5'6" (3.21 x 1.69)

Radiator, double glazed window.

## BATHROOM

9'1" x 5'6" (2.77 x 1.69)

Incorporating a four piece suite comprising pedestal wash hand basin, low flush WC, bath, shower cubicle with thermostatically controlled shower. Partially tiled walls, heated towel rail, double glazed window.

## OUTSIDE

Brickyard is an unadopted street located off Belper Road

and serves the dwellings off the courtyard. The property enjoys off-street parking for one vehicle and has a particularly good sized fenced in garden, attractively landscaped with a large decked area and section of garden laid to artificial lawn. A pathway runs through the garden to the foot of the plot where there is pedestrian gate leading back onto The Brickyard.

## COUNCIL TAX

Erewash Borough Council Band A.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Broadband Speed - Standard 5mbps, Superfast 208mbps

Phone Signal – EE = Green - O2, Three & Vodafone = Amber

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface

Water - Low Risk

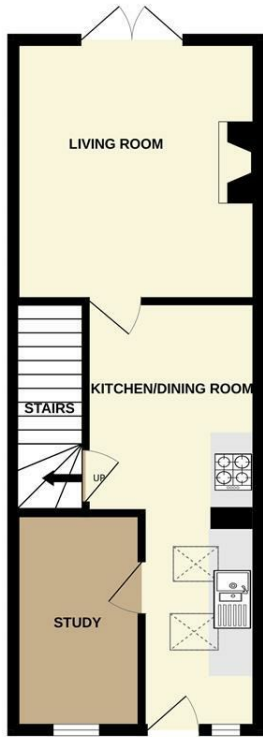
Flood Defences – No

Non-Standard Construction – No

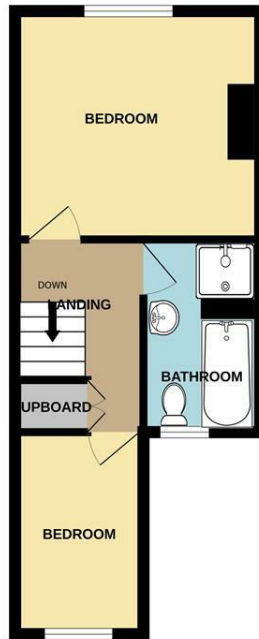
Other Material Issues – No



GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.

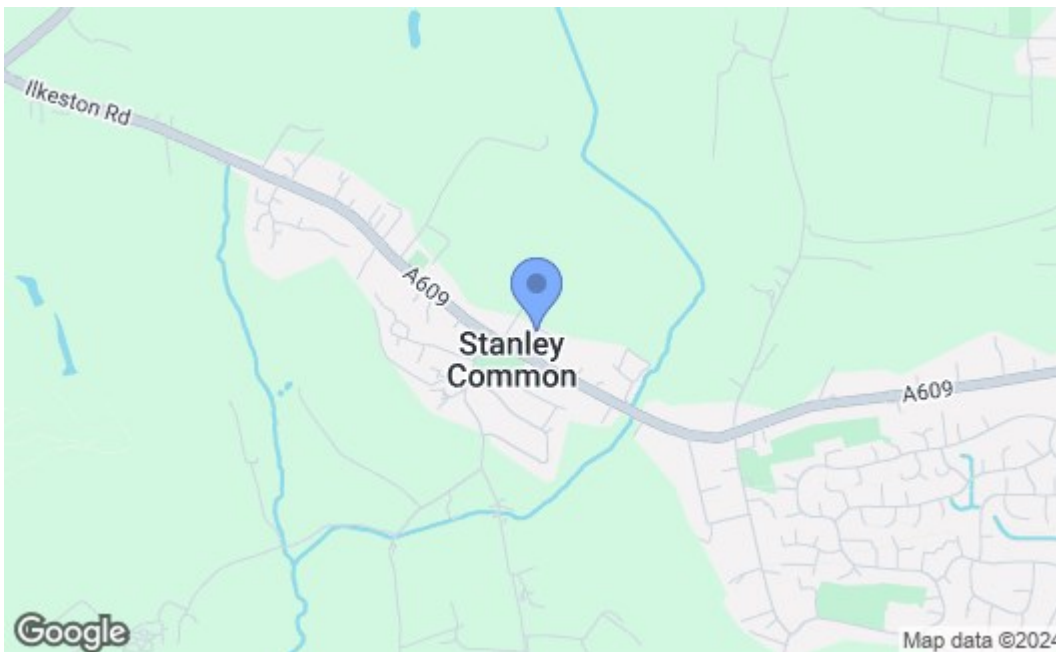


1ST FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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