



Morley Lane
Stanley, Derbyshire DE7 6EZ

Offers In The Region Of

£175,000 - £185,000

A FOUR/FIVE BEDROOM DETACHED FAMILY HOUSE SITTING ON AN OVERALL PLOT SIZE OF CIRCA 1 ACRE WITH THE BENEFIT OF AMPLE PARKING, DETACHED DOUBLE GARAGE, STABLE BLOCK, CHICKEN RUN & 0.5 ACRE EQUESTRIAN FIELD TO THE REAR.



A RARE OPPORTUNITY TO PURCHASE THIS MODERN BUILD (1986), FOUR/FIVE BEDROOM DETACHED FAMILY HOUSE SITUATED WITHIN THIS PICTURESQUE DERBYSHIRE VILLAGE LOCATION WITH THE BENEFIT OF AMPLE PARKING, DETACHED DOUBLE GARAGE, STABLE BLOCK, CHICKEN RUN AND EQUESTRIAN FIELD OF APPROXIMATELY 0.5 ACRE TO THE REAR.

With the property's accommodation spanning over two floors comprising entrance hallway, ground floor office/bedroom (if required), ground floor WC, living room, kitchen and "L" shaped open plan entertaining kitchen/diner to the ground floor. The first floor landing provides access to four bedrooms, with the principal bedroom benefitting from en-suite facilities, as well as a family bathroom.

The property also benefits from ample off-street parking to the front and rear, a detached double garage, stable block and equestrian field to the rear.

The property is located within this highly desirable and sought after Derbyshire village location, whilst also remaining within easy reach of nearby Nottingham and Derby which offer a wide variety of amenities/facilities. There is also easy access to good transport links, including motorway junctions and the Ilkeston train station and on the edge of outdoor countryside living.

The detached double garage has the benefit of electric roller doors, power, lighting and a water supply. The property has also undergone a recent program of improvement, including doors, windows, soffits, fascias and guttering, and boasts a South-facing rear with large decked entertaining space with feature glass balcony balustrade.

It is rare to find such a property with the equestrian space/facilities available that this property has. We highly recommend a viewing to fully appreciate both inside and out.



ENTRANCE HALL

13'9" x 8'8" (4.20 x 2.65)

Feature composite and double glazed entrance door from the front driveway, turning staircase rising to the first floor with decorative wood balustrade, double glazed window to the side, useful understairs storage cupboard, wall light point, radiator, decorative panelling. Doors leading to the living room, kitchen and ground floor office/bedroom. Further door to the useful understairs storage cupboard with coving, lighting point and coat pegs.

OFFICE/BEDROOM

8'10" x 8'10" (2.71 x 2.70)

Double glazed windows to the front and side (with fitted blinds), radiator, coving, router point, laminate flooring.

GROUND FLOOR WC

4'7" x 4'1" (1.41 x 1.27)

Modern two piece suite comprising hidden cistern push flush WC, feature free standing wash hand basin with mixer tap. Double glazed window to the side, part panelling to dado height, feature tiling to the floor and walls, sensor spotlight.

LIVING ROOM

15'10" x 14'4" (4.84 x 4.38)

uPVC panel and double glazed Georgian-style French doors to the rear with matching double glazed windows to either side of the doors leading through to the conservatory, radiator, oak panel and glazed doors leading through to the kitchen and back to the hallway, wall light points, coving, media points, central chimney breast incorporating an inset log burning effect gas fire with granite hearth and decorative exposed brickwork.

CONSERVATORY

14'6" x 12'4" (4.43 x 3.76)

Brick and double glazed uPVC construction with pitched roof incorporating two roof windows, decorative tiled flooring, power points, double glazed French doors lead through to the raised deck to the rear garden.

"L" SHAPED KITCHEN DINER

25'1" x 17'8" (7.66 x 5.41)

The kitchen area comprises a matching range of fitted base and wall storage cabinets and drawers, with granite overlay work surfaces, incorporating a one and a half bowl sink unit with draining board and pull-out spray hose mixer tap. Fitted four ring induction hob with Neff extractor canopy over, decorative splashboard and tiled splashbacks, fitted double grill/oven, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes (fitted approx. 18 months ago), integrated appliances include dishwasher, space for a double sized American-style fridge/freezer, two double glazed windows to the front (both with fitted blinds), spotlights, radiator, opening through to the dining area with ample space for dining table and chairs, further double glazed windows to the side and rear elevation (with fitted blinds). Spotlights, solid wood flooring throughout, additional radiator. Oak panel and glazed doors then lead through to the living room.

FIRST FLOOR LANDING

Double glazed window to the side, spotlights. Doors to all bedrooms and bathroom. Loft access point to a partially boarded, lit and insulated loft space.

BEDROOM ONE

12'6" x 12'5" (3.83 x 3.80)

Double glazed French doors to the rear making the most of the views beyond with matching double glazed windows to either side of the doors (all with inset fitted blinds), radiator, coving, walk-in wardrobe with lighting, shelving and hanging space. Door to the en-suite.

EN-SUITE

6'11" x 4'1" (2.11 x 1.27)

Three piece suite comprising walk-in shower cubicle with hidden piped 'Drench' shower and glass shower screen/door, push flush WC, wash hand basin with mixer tap. Tiling to the walls, bathroom mirror, sensor LED lighting, extractor fan.

BEDROOM TWO

10'6" x 9'8" (3.21 x 2.97)

Double glazed window to the rear (with fitted blinds) making the most of the views over the fields to the rear, radiator.

BEDROOM THREE

12'8" x 7'4" (3.88 x 2.25)

Double glazed window to the front (with fitted roller blind), radiator.

BEDROOM FOUR

8'11" x 8'11" (2.73 x 2.72)

Double glazed window to the front (with fitted blind), radiator, useful overstairs storage area.

BATHROOM

8'10" x 7'6" (2.70 x 2.31)

Modern (recently re-fitted) three piece suite comprising walk-in shower cubicle with glass screen and half-folding door with hidden piped 'Drench' mains shower, hidden cistern push flush WC, wash hand basin with feature waterfall style mixer tap. Double glazed window to the front (with fitted blind), panelled ceiling with LED sensor spotlights, extractor fan, ladder towel radiator, part-panelling and decorative butterfly boards to the walls, useful bathroom storage cabinet with shelving.

OUTSIDE

To the front of the property there is a lowered kerb entry point to a tarmac driveway with decorative block paved edging, providing off-street parking. There is also a curved/shaped block paved pathway providing access to the front entrance door, raised garden lawn with decorative rockery wall housing a variety of bushes and shrubbery, wrought iron pedestrian gated access leads down the left hand side of the property towards the rear. The block paved driveway provides further hard standing for several vehicles. This in turn leads to the detached brick built pitched roof double garage, as well as a shaped garden lawn, glass and timber summerhouse, multiple external lighting points, water tap, planted flowerbeds housing a variety of bushes and shrubbery, stepped access to a raised decked balcony which incorporates a feature glass balcony and makes an ideal entertaining space, making the most of the South aspect of the rear. From the block paving there is then a pedestrian gate which leads to the rear of the stable block and to the field to the rear which is predominantly lawned, enclosed by hedgerows to the boundary line measuring approximately 0.5 acre (including the chicken run).

DETACHED DOUBLE GARAGE

19'2" x 18'0" (5.85 x 5.50)

Brick and pitched roof construction with two electrically operated roller garage doors, as well as benefitting from power, lighting and a water supply.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.