



Station Road  
Stanley, Derbyshire DE7 6FB

**£350,000 Freehold**

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TARDIS-LIKE EXTENDED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS SOUGHT AFTER, PICTURESQUE DERBYSHIRE VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, spacious living room with feature multi-fuel burning stove, sitting room, kitchen, side hallway, WC and utility room. The first floor landing provides access to three bedrooms, two of which have fantastic far reaching views to the rear, as well as a three piece bathroom.

The property also benefits from gas fired central heating from a conventional boiler system, double glazing, off-street parking, integral garage and enclosed garden space to the rear.

The property is location in this picturesque Derbyshire village location, yet remaining within easy reach of nearby transport links, as well as vast open countryside access.

We believe the property will make an ideal family home being positioned within walking distance of the local school. We highly recommend an internal viewing.



## ENTRANCE HALL

16'9" x 6'3" (5.12 x 1.93)

Feature panel and glazed front entrance door with double glazed unit above front door, staircase rising to first floor with decorative wood spindle balustrade and useful understairs storage space which also houses the router point, alarm control panel, radiator, coving, exposed and varnished floorboards, wall light point. Door access leads into the living room.

## LIVING ROOM

22'6" max x 18'6" (6.87 max x 5.64)

Open plan "L" shaped room can be split and used in various sections with a feature multi-fuel burning stove sat on a slate hearth, double glazed window to the rear (making the most of the views beyond), three radiators, wall light points, decorative coving, media point, exposed and varnished floorboards, open access to a useful dining area which offers folding doors leading through to the kitchen and open access into the sitting room.

## SITTING ROOM

14'0" x 7'7" (4.29 x 2.32)

Double glazed French doors opening out into the rear garden with double glazed windows surrounding the door to both sides and above, central heating radiator, decorative exposed brickwork, tiled floor.

## KITCHEN

11'4" x 8'4" (3.47 x 2.56)

A matching range of fitted base and wall storage cupboards and drawers, with laminate-style roll top work surfaces incorporating four ring gas hob with extractor over and oven beneath, glass fronted crockery cupboards, one and a half bowl sink unit with draining board and central mixer tap, integrated "Indesit" dishwasher, boiler cupboard housing the gas fired conventional boiler system, double glazed Georgian-style window to the front (with fitted blinds), overhanging dual space breakfast bar, further panel and glazed door leading through to the side hallway.

## SIDE HALLWAY

9'4" x 2'10" (2.85 x 0.88)

uPVC panel and double glazed door to the front which leads out to the front driveway and front of the property, tiled floor, radiator, panelled ceiling, further doors linking through to the WC and utility room. Useful pantry cupboard with shelving.

## WC

4'11" x 2'3" (1.50 x 0.70)

Two piece suite comprising low flush WC and wash hand basin with mixer tap, tiled splashbacks and storage cabinet beneath. uPVC double glazed window to the front, tiled floor, panelled ceiling with ceiling light.

## UTILITY ROOM

7'4" x 5'6" (2.24 x 1.69)

Offering space for under-counter appliances such as washing machine and additional fridge or freezer with counter space above, useful full height double storage cabinet. Tiled floor, panelled ceiling, power and lighting points.

## FIRST FLOOR LANDING

Continuation of the decorative wood spindle balustrade from the entrance hallway and staircase, exposed and varnished floorboards, Georgian-style double glazed window to the front, doors to all bedrooms and bathroom. Loft access point via pull-down loft ladders to a lit and insulated loft space with useful storage boarding. Airing cupboard housing the water cylinder with shelving above.

## BEDROOM ONE

12'6" x 11'0" (3.83 x 3.37)

Double glazed window to the rear (making the most of the views beyond), radiator, exposed and varnished floorboards.

## BEDROOM TWO

14'1" x 9'7" (4.30 x 2.94)

Double glazed window to the rear (making the most of the views beyond), radiator.

## BEDROOM THREE

11'6" x 7'10" (3.53 x 2.41)

Double glazed Georgian-style window to the front, radiator, exposed and varnished floorboards.

## BATHROOM

8'5" x 8'0" (2.58 x 2.46)

Three piece suite comprising panel bath with glass shower screen, mixer tap and mains shower, wash hand basin with mixer tap and storage cabinets below, hidden cistern push flush WC. Georgian-style double glazed window to the front, radiator, tiled floor.

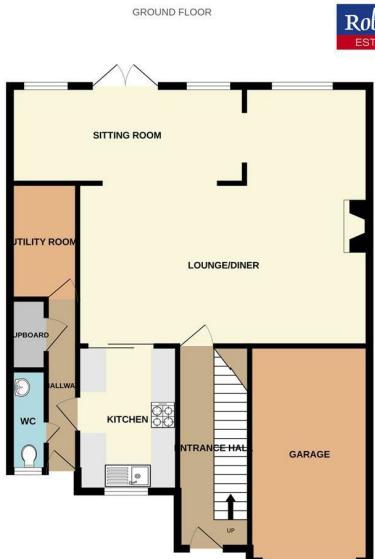
## OUTSIDE

To the front of the property there is a lowered kerb entry point to a front driveway providing off-street parking which in turn leads to the front entrance door and integral garage. The front also benefits from a picket-style fence, garden lawn and access via the uPVC door into the side hallway.

## TO THE REAR

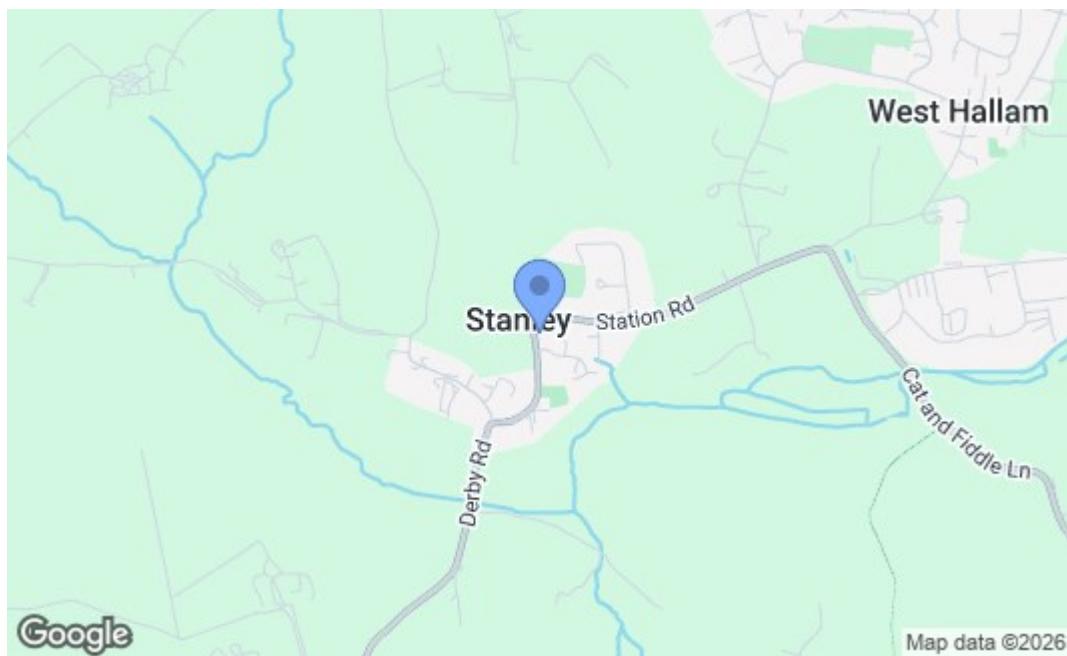
The rear garden is enclosed and designed for straightforward maintenance, being enclosed by timber fencing to the boundary lines with concrete posts and gravel boards. The garden is split into two levels with an initial raised paved patio seating area (ideal for entertaining). This then drops down via a matching paved stepped access to the lower part of the garden which is decorated with slate chippings, housing a wide variety of specimen bushes and shrubs. There is also a water feature to the lower level garden.





Robert Ellis  
ESTATE AGENTS

1ST FLOOR



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	76
(81-91)	B	
(69-80)	C	
(55-68)	D	65
(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<sub>2</sub>) Rating

	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

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.