



Main Street  
Stanton-by-Dale, Derbyshire DE7 4QH

**£230,000 Freehold**

A TWO BEDROOM SEMI DETACHED  
COTTAGE OFFERED FOR SALE WITH NO  
UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND RECENTLY RENOVATED THROUGHOUT TWO BEDROOM SEMI DETACHED COTTAGE SITUATED IN THE HEART OF THIS DESIRABLE DERBYSHIRE VILLAGE LOCATION.

This period property is located within the picturesque Derbyshire village of Stanton by Dale which offers a great community feel with two traditional public houses, tea rooms, Church and local cricket club.

The village is surrounded by open countryside yet far from being isolated and conveniently situated between the cities of Nottingham and Derby and is located close to the local towns of Stapleford, Long Eaton and Ilkeston which offer a wide variety of shops, services and amenities.

For those needing to commute further afield, there is easy access to Junction 25 of the M1 motorway, as well as the A52 providing direct links to Nottingham and Derby, also the Long Eaton and Ilkeston train stations are just a short distance away.

The accommodation is arranged over two floors and comprises front living room, inner front lobby with staircase rising to the first floor, and full width dining kitchen to the ground floor. The first floor landing then provides access to two bedrooms and a bathroom suite.

The property also benefits from gas central heating from combination boiler and recently replaced windows and doors throughout.

The property is certainly in a ready to move into condition and would suit a variety of different buying types. We highly recommend an internal viewing to fully appreciate the renovation work.



## LIVING ROOM

12'9" x 11'10" (3.90 x 3.63)

Recently replaced front door, double glazed window to the front (with fitted blinds), radiator, beamed ceiling, central chimney breast with inset space for fire, laminate flooring, media points, wall light points. Opening into inner lobby.

## INNER LOBBY

Staircase rising to the first floor, matching to the living room laminate flooring, radiator, meter cupboard box, inset ceiling spotlight.

## REAR INNER LOBBY

Matching to the living room laminate flooring. Door to useful understairs storage cupboard housing the gas meter.

## DINING KITCHEN

14'9" x 7'8" (4.50 x 2.34)

The kitchen comprises a recently re-fitted range of matching storage cupboards and drawers with roll top work surfaces incorporating single sink and draining board with central swan-neck mixer tap. Splashboard, matching breakfast bar, in-built four ring hob with curved extractor fan over and oven beneath, space for fridge/freezer, tiled floor, radiator, double glazed windows to the side and rear, stable door to outside, inset spotlights. Boiler cupboard housing the Glow Worm gas fired combination boiler (for central heating and hot water purposes).

## FIRST FLOOR LANDING

Original Georgian-style window to the side looking down towards the entrance to the village, radiator. Doors to both bedrooms and bathroom.

## BEDROOM ONE

13'9" x 12'1" (4.20 x 3.69)

Double glazed window to the front (with fitted blinds), radiator, spotlights, useful overstairs fitted storage cupboard with hanging space.

## BEDROOM TWO

9'4" x 7'3" (2.87 x 2.22)

Double glazed Georgian-style window to the rear, radiator, spotlights, loft access point.

## BATHROOM

7'6" x 5'8" (2.30 x 1.73)

Modern white three piece suite comprising panel bath with glass shower screen, mixer tap and mains shower over, push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Partial tiling to the walls, tiling to the floor, radiator, Velux double glazed roof window, spotlights, extractor fan, wall mounted bathroom mirror. Just prior to the entrance to the bathroom there is a useful storage area leading off the main landing.

## OUTSIDE

The rear courtyard garden is enclosed by brick walls to the boundary lines. There is a side pedestrian gate providing access leading to the front. The garden is designed for straightforward maintenance, being predominantly paved with decorative gravel stones between the paving slabs. External lighting points, twin doors and single entrance door providing access to the garden store room opening through to the utility area.

## GARDEN STORE ROOM/UTILITY

16'7" x 4'3" (5.08 x 1.31)

Brick building which is fully open with one side incorporating a utility area with plumbing for washing machine, worktop (matching the kitchen) with inset single sink and draining board with swan-neck mixer tap. External water tap point, power, lighting with its own isolating switch. Space for a tumble dryer or other appliances. Ample storage space within the building.

## DIRECTIONAL NOTE

Upon entering the village via Bostocks/Rushy Lane, follow the bend in the road to Main Street and the cottage can be found on the right hand side, identified by our For Sale board.



GROUND FLOOR

Robert Ellis

ESTATE AGENTS

1ST FLOOR

UP

DOWN

TOILET

STORAGE

LOUNGE

KITCHEN

DOWN

UP

LANDING

BEDROOM

BEDROOM

BATHROOM

DRESSING ROOM

STORAGE UTILITY

Robert Ellis has been made to ensure the accuracy of the floorplan information. Measurements are approximate and are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         | 88        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 56      |           |
| (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                         |         |           |

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