



**17 Quarry Hill, Stanton-By-Dale  
Ilkeston, DE7 4QQ**

A large four bedroom home situated on a wonderful plot with open views and fields to the rear. The property is a stunning example of interior design, having been lovingly renovated and extended to an exemplary standard by the current owners. This has truly been a labour of love, with exquisite attention to detail, quality fittings throughout and great care taking to honour the vision of the original design. Built in the early party of the 20th century, as managers accommodation for Stanton Iron Works, the property now falls within the conservation area of the village. As such, the property retains the look and feel intended by the original architect, Harry Tatham Sudbury, who was also responsible for many other notable buildings in and around the Ilkeston area. The rear extension includes an impressive live in, kitchen diner with French double doors to a large Indian sandstone patio and a superb garden kitchen. This fabulous outdoor entertainment space includes food preparation surfaces, a ceramic sink and a stainless steel BBQ which is connected to the mains gas supply. To the front, the property is set back from the main road with ample off road parking for several vehicles and there is a gate leading to an enclosed patio at the side. Consideration has also been given to the possibility of having a garden room/annex to the rear of the plot, with an electricity cable laid in readiness.



**£765,000**

### Entrance Hallway

A beautiful spacious wood paneled hallway with the original stained glass front door, a ceramic tiled floor covering and a period style column radiator. There is also a beautiful open staircase to the first floor with carpet runner, a superb oak balustrade and a large double glazed windows over a split level landing.

### Sitting Room 13' 6" x 12' 2" (4.11m x 3.71m)

Double glazed windows to the side and front, oak flooring, a period style central heating radiator and a superb feature open fireplace.

### Study 13' 7" x 12' 1" (4.14m x 3.68m)

Double glazed window to the front, fireplace with a log burning stove and a flat screen television recess over, a period style central heating radiator and oak flooring.

### Gym 12' 2" x 9' 2" (3.71m x 2.79m)

Feature open fireplace, oak flooring, a double glazed window to the rear and a period style radiator.

### Kitchen 26' 0" x 33' 6" (7.92m x 10.20m)

Stunning and spacious open plan living space with a vault ceiling, exposed timber trusses and an oak floor covering with hydronic under floor heating. This really is a wonderful living space which including a large dining area, sitting area with log burner and French double doors to the garden and of course and wonderful quality kitchen. There are a full range of fitted units with marble worksurfaces, a Belfast sink and a large island. Appliances include; an integrated dishwasher, a range style gas cooker and an integrated fridge/freezer. There is also a concealed breakfast station, a cupboard containing a microwave and double doors to a boot room at the the side, which in turn leads out to the garden.

### Pantry 6' 10" x 6' 0" (2.08m x 1.83m)

Original pantry with original shelving and fitted storage cupboard. This a great feature from a bygone era which remain as practical as ever.

### Utility Room 6' 7" x 6' 2" (2.01m x 1.88m)

Fully fitted utility room including marble worksurfaces, a Belfast sink and fitted storage cupboards. There is an integrated dishwasher and tumble dryer, space for a second fridge and a double glazed window to the side.

### WC 6' 7" x 2' 10" (2.01m x 0.86m)

WC, wash hand basin and a tiled floor covering.

### Bedroom 1 13' 7" x 12' 1" (4.14m x 3.68m)

Double glazed windows to the front and side, a feature open fireplace and a period style radiator.

### Bedroom 2 12' 4" x 13' 6" (3.76m x 4.11m)

Double glazed window to the front, a period style radiator, a feature open fireplace and a fitted wardrobe.

### Bedroom 3 10' 5" x 9' 1" (3.17m x 2.77m)

Double glazed window to the rear, a period style radiator and a feature open fireplace with fitted wardrobes either side.

### Bedroom 4 9' 2" x 9' 0" (2.79m x 2.74m)

Double glazed window to the side, a period style radiator and a range of fitted wardrobes making it ideal as a dressing room if required.

### Bathroom 12' 1" x 5' 10" (3.68m x 1.78m)

Elegant family bathroom including a four piece suite with a roll top free standing bath, a large recessed shower cubicle, close coupled WC and a wash basin with cupboard space under. There is also a double glazed window to the rear, a large heated towel rail and an extractor fan.

### Square footage

The property extends to approximately 2000 square feet. To put this into perspective, a modern four bedroom detached estate house would be in the region of 1250 square feet.



### Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

