Robert Ellis

look no further. . .







Belper Road

Stanley Common, Derbyshire DE7 6FS

AN EXTREMELY WELL PRESENTED TWO BEDROOM MID TERRACED HOUSE POSITIONED IN THIS POPULAR DERBYSHIRE VILLAGE.

Offers In The Region Of



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED TWO BEDROOM MID TERRACED COTTAGE-STYLE PROPERTY LOCATED IN THIS DESIRABLE AND SOUGHT AFTER DERBYSHIRE VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises open plan living/dining area (solid wood floor underneath the carpet) with dual access central staircase rising to the first floor and a generous kitchen. The first floor landing then provides access to two bedrooms and a bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking to the rear, as well as two separate garden spaces backing onto open fields.

The property is located in this desirable and sought after Derbyshire village location which offers easy access to excellent nearby transport links (including Ilkeston train station which is a short distance away), as well as a variety of shops, services and nearby amenities. The property sits on the edge of ample outdoor green and countryside space.

The property is certainly in a ready to move into condition and we believe is ideal as a first time buy or young family home. We highly recommend an internal viewing.





LIVING AREA
12'8" x 12'4" (3.86m x 3.76m)
Composite and double glazed front entrance door, double glazed window to the front (with fitted blinds), radiator, media points, coving, central chimney breast incorporating a multi-fuel burning stove sat on a tiled hearth with decorative mantelpiece over, opening through to the dining area with dual entrance to the staircase rising to the first floor with decorative wood spindle balustrade.

DINING AREA
12'9" x 12'1" (3.91 x 3.69)
Double glazed window to the rear (with fitted blinds), radiator, meter cupboard, coving and door to the kitchen.

KITCHEN
21'3" x 5'9" (6.50 x 1.76)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with laminate-style roll top work surfacing incorporating a single sink unit with draining board, swan-neck style mixer tap and tiled splashbacks. Fitted four ring gas hob with curved extractor fan over and oven beneath, space for fridge/freezer, plumbing for washing machine, slimline dishwasher, wall mounted gas fired combination boiler (for central heating and hot water), extractor fan, radiator, two uPVC double glazed windows to the side (with fitted blinds), additional uPVC double glazed window to the rear (with fitted blinds) and uPVC panel and double glazed exit door.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom, radiator and loft access point.

BEDROOM ONE
12'6" x 11'11" (3.82 x 3.65)
Double glazed window to the front (with fitted blinds), radiator, coving and central chimney breast with rustic wood-framed fitted double wardrobes either side with shelving and hanging space.

BEDROOM TWO
12'0" x 8'4" (3.67 x 2.56)
Double glazed window to the rear overlooking the garden and fields beyond (with fitted blinds), radiator, coving and useful fitted double overstairs storage cupboard.

BATHROOM
9'10" x 5'10" (3.00 x 1.78)
Three piece suite comprising curved "P" shaped bath with curved shower screen, mixer tap and shower attachment over, wash hand basin with mixer tap and push flush WC. Double glazed window to the rear (with fitted blinds), part wall tiling, tiling to the floor, radiator, extractor fan and spotlights.

OUTSIDE
To the front of the property, there is an enclosed garden with brick wall, pedestrian entrance gate and low maintenance gravelled frontage providing access to the front entrance door, with an array of planted bushes and shrubbery.

TO THE REAR
The rear garden is split into two sections with an initial courtyard-style garden area with rear entrance uPVC door, fencing and pedestrian gate providing access to the rear part of the garden and parking area. The rear part of the garden backs onto open fields and is enclosed by timber fencing consisting of stepping stone pathway, decorative gravel stone chippings, two seating areas, central artificial lawn, raised flowerbeds, decorative plum slate chippings, rockery pond, two timber sheds and a rear patio area making the most of the views beyond with low level profile fencing.

PARKING AREA
The property benefits from an off-street parking space situated to the rear of the property, accessed via a shared entry with the neighbouring properties to the side of Number 162 Belper Road.

DIRECTIONS
Proceed away from Ilkeston through West Hallam into Stanley Common and the property can be found on the right hand side, identified by our For Sale board.





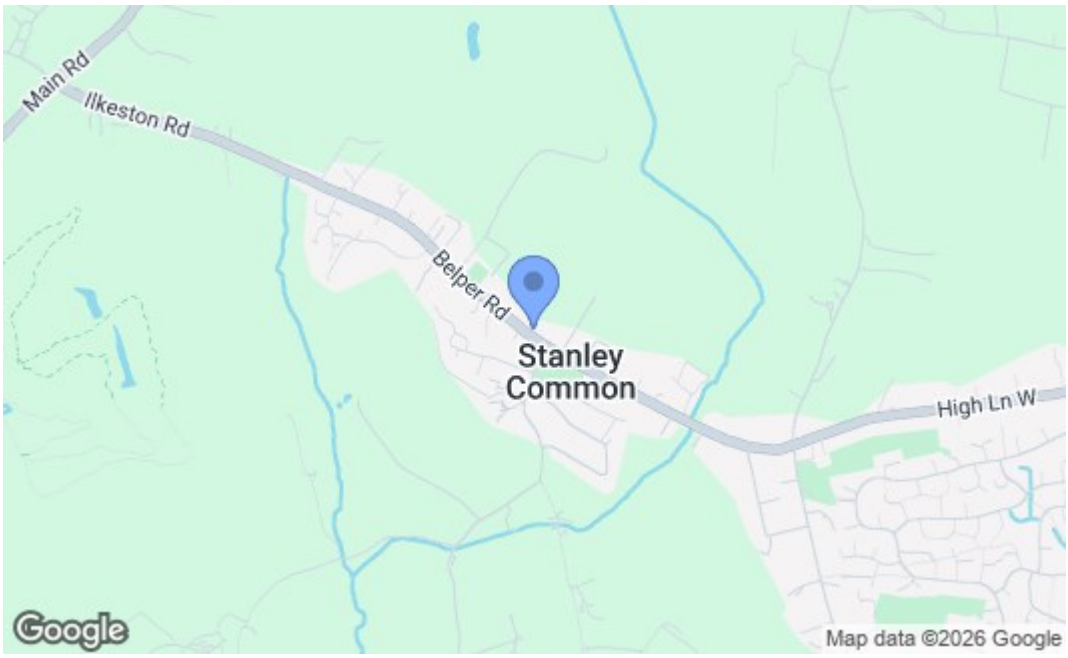


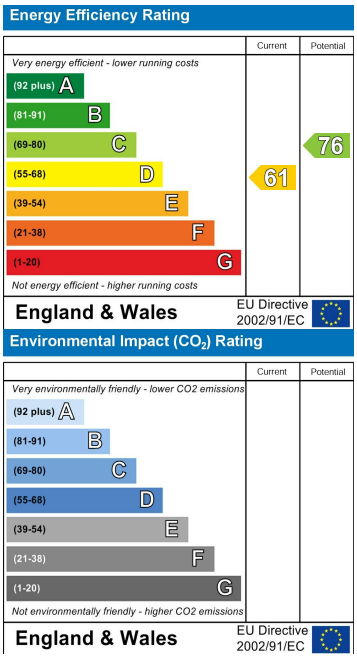












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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