

Morley Lane, Stanley, Derbyshire. DE7 6EZ

£600,000 Freehold

REDUCED



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this stunning detached character cottage located in the highly regarded village of Stanley.

The property is positioned on a sizable plot with garden surrounding, a superb example of a Victorian greenhouse outbuildings, double garage and sizable driveway. Internally the property offers well proportion living spaces that boast character and charm throughout. The property also offers the ability to extend in every direction (subject to planning permissions).

The sale is without any upward chain and we are expecting interest to be high of this truly unique rarity hitting the open market.

FEATURES

- Detached Property Situated on a Generous Plot
- Beautifully Presented Throughout
- Three Bedrooms
- Two Bathrooms/Shower Rooms
- Driveway Parking, Double Garage & Victorian Greenhouse
- Delightful Views Over Open Countryside, Yet Very Accessible to Local Amenities
- No Upward Chain



ROOM DESCRIPTIONS

Location

The property is located approximately 6 miles away from Derby City Centre and is situated on a bus route, with a noted primary school, together with St Andrew's Church, a local shop, post office, public house, and a village hall. The surrounding area offers lots of opportunities for country walks, cycling and horse riding, whilst Breadsall Priory Hotel and Country Club has a championship and a moorland golf course, with further courses at Horsley Lodge and Morley Hayes. There are very good road links in the area. The A52, A38 and M1 are easily accessible. East Midlands Airport is about 17 miles away and there is a mainline train station at Derby.

Ground Floor

Entrance Hall

Entered via composite door from the side elevation into the spacious lighting airy hallway. Solid wood floor covering, carpeted staircase to 1st floor landing, exposed beams to ceiling, double glazed window and wall mounted radiator.

Shower Room/Utility

2.27m x 1.98m (7' 5" x 6' 6") Comprising of a two piece suite of low-level WC and separate shower enclosure with mains fed shower and attachment over. The shower room combines effortlessly with a utility area that comprises of range of base mounted storage cupboards with roll top worksurface incorporating a single stainless steel sink drain unit with mixer taps and tile splashback. Under counter space and plumbing for washing machine, useful floor to ceiling larder cupboard, wall mounted gas combination boiler, wall mounted radiator and double glazed obscured window to the side elevation.

Kitchen Diner

3.6m x 3.52m (11' 10" x 11' 7") Comprising of range of matching wall and base mounted units with rolltop work surfaces incorporating a 1 1/2 bowl sink drainer unit with mixer taps and tile splashback areas. Freestanding gas range with double extractor canopy over, integrated microwave, dishwasher, under counter fridge and freezer, wood floor covering, wall mounted radiator, exposed beams to ceiling, double glaze windows and wooden stable door to the rear elevation.

Dining Room

4.07m x 3.07m (13' 4" x 10' 1") Access via the main entrance hallway with under stairs storage cupboard, superb exposed beams to ceiling, decorative wall lighting, wall mounted radiator, double glazed window to the front elevation and internal French doors leading to:-

Conservatory

2.77m x 2.56m (9' 1" x 8' 5") Constructed with a brick base and wooden units with pitched roof, tile tiled floor covering and doors to the front elevation.

Living Room

4.07m x 3.44m (13' 4" x 11' 3") Accessed via the dining room is this cozy living space that benefits from double glazed windows to the front and side elevations. Decorative wall lighting, TV point, wall mounted radiator and expose beams to ceiling. The feature focal point of the room is a brick fireplace with insect cast-iron log burner set upon a tiled hearth.

First Floor

Landing

Accessed via the main entrance hallway with wall mounted lighting and double glazed windows to the front and rear elevation. Original expose beams to ceiling and loft access point.

Bedroom One

4.09m x 3.46m (13' 5" x 11' 4") With double glazed windows to the rear and side elevations, wall mounted radiator and a range of fitted wardrobes provide useful storage and hanging space.

Bedroom Two

3.58m x 3.47m (11' 9" x 11' 5") With double glazed windows to the front and side elevations, feature fireplace, built-in wardrobe, expose beams and wall mounted radiator.

Bedroom Three

3.05m x 2.49m (10' 0" x 8' 2") With double glazed window to the front elevation, wall mounted radiator, expose beam to ceiling.

Bathroom

2.3m x 1.96m (7' 7" x 6' 5") The spacious well appointed bathroom comprises of a WC, large vanity unit with mirror and storage cupboard over and panel bath with mains fed shower and attachment with complimentary glass shower screen. Tiled floor covering with underfloor heating, double glazed obscured window to side elevation, pot wall tiling, wall mounted chrome heater towel rail and spotlighting to ceiling.

External

Outside

The property is approached by a beautiful dry stone wall frontage with sweeping driveway that provides parking for numerous vehicles and gives access to a double garage with up and over door light and power. The stunning garden is mainly lawned to all elevations with hedgerow boundaries providing high levels of privacy from neighbouring properties. The focal point of the garden is in an original fine example of a Victorian greenhouse with attached potting shed, raised planting beds and herb garden. The garden also offers a circular entertaining patio with hedgerow boundaries creating further privacy. Garden shed also provide further storage space.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC

