

Derby Road, Stanley, Derbyshire. DE7 6EX

£450,000 Freehold

FOR SALE



**DP** DERBYSHIRE  
PROPERTIES  
- SALES & LETTINGS -

## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this well-proportioned three-bedroom detached bungalow, occupying a stunning position with far-reaching rural views. Properties of this type rarely come to the open market in such a desirable location, and we therefore expect a high level of interest. The accommodation briefly comprises: a welcoming entrance hallway, three bedrooms, separate dining room, spacious living room, kitchen/breakfast room, utility room, separate WC, and a modern shower room.

The property sits on a generous, level plot and benefits from a substantial block-paved driveway providing off-road parking for multiple vehicles, along with an attached double garage complete with electric up-and-over door, lighting, and power.

To the rear, a beautifully maintained garden is mainly laid to lawn with well-stocked borders, offering a high degree of privacy and enjoying spectacular open countryside views—an undoubted highlight of the home.

This property will particularly appeal to those looking to downsize without compromising on space or location, and an early internal inspection is highly recommended to avoid disappointment.

## FEATURES

- Extended Detached Bungalow
- 3 Bedrooms & 2 Reception Rooms
- Large Conservatory To Rear
- Beautiful Landscaped Garden With Stunning Countryside Views
- Shower Room & Separate WC
- Driveway & Attached Double Garage
- Highly Regarded Location
- Village Location With Useful Road Links
- Viewing Essential
- Council Tax Band E



## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via a composite door with obscured side panel, leading into a light and spacious hallway with radiator and doors providing access to all principal rooms.

### Bedroom 1

Double glazed window to the front elevation, radiator, and ample space for bedroom furniture.

### Bedroom 2

Double glazed window to the side elevation, radiator, and a range of fitted wardrobes with overhead storage, offering excellent hanging and storage solutions.

### Bedroom 3

Double glazed window to the front elevation and radiator.

### Living Room

A generously sized reception room positioned to the rear of the property, featuring windows to the side elevation and large sliding patio doors opening into the conservatory. Decorative coving, wall lighting, and radiators complement the space. The focal point is a living flame gas fire with modern surround and raised hearth.

### Conservatory

Constructed on a brick base with UPVC windows, this impressive conservatory spans almost the full width of the property and provides beautiful views over the garden and surrounding countryside.

### Dining Room

With radiator and double glazed French doors, with adjoining side panels, opening into the conservatory—ideal for entertaining.

### Kitchen/Breakfast Room

Fitted with a range of matching wall and base units with granite work surfaces incorporating a one-and-a-half bowl sink with mixer tap. Integrated Neff electric oven, four-ring gas hob with extractor over, tiled walls and flooring, radiator, and rear-facing window overlooking the garden.

### Shower Room

A modern suite comprising a large shower enclosure with electric shower and glass screen, vanity unit with storage, fully tiled walls, heated towel rail, shaver point, obscured window, and wood-effect flooring.

### WC

Fitted with a low-level WC, wall-mounted wash hand basin, fully tiled walls, and obscured window.

### Utility Room

Fitted with base units and roll-top work surfaces incorporating a stainless steel sink with mixer tap. Space and plumbing for washing machine and dishwasher, additional space for appliances, tiled flooring, windows to front and rear, and a door providing access to the garden.

### Outside

To the front, a large block-paved driveway provides ample off-road parking and leads to the attached double garage. The frontage is enclosed by wall boundaries with well-stocked flowerbeds, offering privacy from the road.

A side pathway leads to the rear garden, which features a full-width block-paved patio—perfect for outdoor entertaining—leading onto a well-maintained lawn with established borders. The garden is enclosed by hedging and fencing and enjoys stunning panoramic countryside views.

Additional features include a garden shed, greenhouse, outside tap, and external lighting.

### 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



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>84</b> |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | <b>69</b>               |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |