

Belper Road, Stanley Common, Derbyshire. DE7 6FT

£600,000 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties are excited to offer to the market this truly spectacular home built in the 1950's and still boasts some original character set on a huge plot overall. The accommodation in brief comprises: Entrance hallway, lounge plus further sitting room with dining room off, family room, modern fitted dining kitchen, and w.c to the ground floor whilst to the first floor landing there are four bedrooms and two shower rooms. Outside: To the front of property there is a lawned garden and a good sized driveway leading to the double garage. At the rear there is a large landscaped garden laid mainly to lawn with mature trees and shrubs. If you are looking for something a little bit more special then this one is for you! Early viewing is essential to appreciate this family home situated in this popular semi rural location. NO UPWARD CHAIN INVOLVED.

FEATURES

- Spectacular Architecturally Built Family Home
- Situated on a Large Plot Overall
- Lounge With French Doors And Window Overlooking The Rear Garden
- Modern Fitted Dining Kitchen
- Four Bedrooms
- Two Shower Rooms
- Good Sized Driveway And Garage
- Large Landscaped Garden At The Rear
- No Chain



ROOM DESCRIPTIONS

Entrance Hallway

With original hardwood entrance door to the front elevation, original crittall window to the front elevation, radiator with ornamental cover, Amtico floor covering, under the stairs storage cupboard, stairs leading up to the first floor landing.

Lounge

4.39m x 3.58m (14'5" x 11'9") - With feature stone fireplace with open fire, secondary glazed original crittall windows and french doors providing delightful views over the garden, three radiators open plan to:

Sitting Room

3.89m x 3.23m (12'9" x 10'7") - With original crittall window to the rear elevation providing delightful views over the garden, radiator, open plan to:

Dining Area

3.20m x 2.87m (10'6" x 9'5") - With secondary glazed original crittall windows to the front and side elevations, alcove with glass shelving, radiator with ornamental cover.

Family Room

5.54m x 3.58m (18'2" x 11'9") - With original crittall windows to the front and side elevations, french doors to the side elevation, radiator, storage cupboard, original parquet flooring.

Modern Fitted Dining Kitchen

5.03m x 4.37m (16'6" x 14'4") - Having a range of wall, base and drawer units incorporating working surfaces over, one and a half bowl sink unit with mixer tap over and tiled splash backs, double glazed windows to the side and rear elevations, plumbing for dishwasher and washing machine, tiling to the floor door leading to:

Rear Porch

With double glazed entrance door leading to the rear garden.

W.C

With low level w.c., wall mounted wash hand basin.

First Floor Landing

With original crittall window to the front and to the side, access to the loft space, radiator with ornamental cover.

Bedroom One

4.19m x 3.45m (13'9" x 11'4") - With original crittall windows to the front and side elevations making this a bright and airy room, fitted wardrobe, two radiators.

Bedroom Two

4.19m x 2.79m (13'9" x 9'2") - With original crittall window to the front elevations, radiator.

Bedroom Three

4.39m x 2.24m (14'5" x 7'4") - With original crittall windows to the front and side elevations, radiator.

Bedroom Four

3.23m x 2.18m (10'7" x 7'2") - With original crittall window to the rear elevation, radiator.

Main Shower Room

3.18m x 1.68m (10'5" x 5'6") - Comprising a three piece suite of: low level w.c., wash hand basin set into vanity unit. walk-in shower with mains fed shower over, wall mounted radiator, airing cupboard housing tank, laminate flooring with under the floor heating, spot lighting to the ceiling.

Shower Room

Comprising a three piece suite of low level w.c., wash hand basin set into vanity unit, shower enclosure with mains fed shower over, laminate flooring with under the floor heating.

Outside

The main attraction to this property apart from its individuality is the size of the plot it sits well away from the road, to the front there is a lawned garden with shrub borders, good sized driveway with ample off the road car standing for several cars this leads to the double garage and at the rear there is a beautiful surprise of a huge landscaped garden laid mainly to lawn with mature shrubs and trees with a paved patio. Seeing is believing with this stunning plot

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



Total area: approx. 186.0 sq. metres (2001.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	