

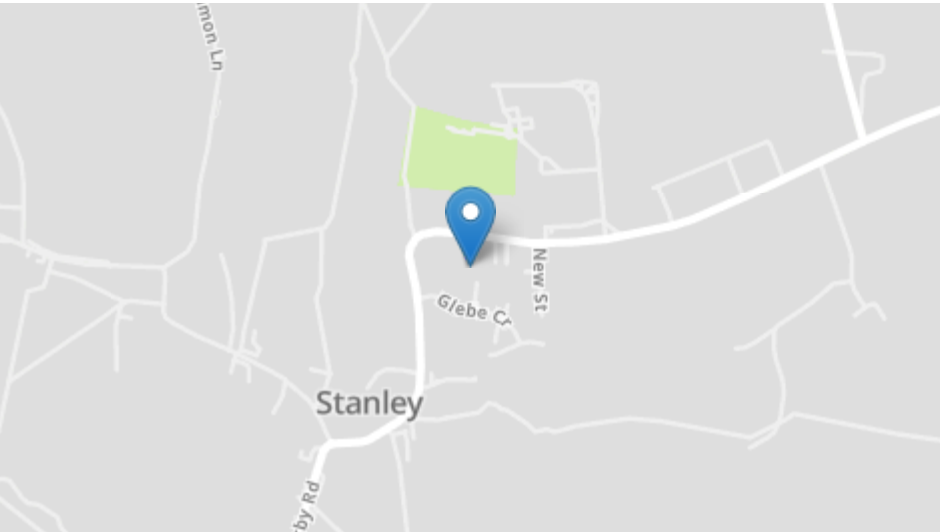
Station Road, Stanley, DE7 6FB


Guide Price £425,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	55	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC 

want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 29673782



- Extended 1920's Detached Home
- 3 Bedrooms
- Open Plan Dining/Kitchen/Family Area
- Downstairs WC
- Ample Off Road Parking
- Private Rear Garden with Spacious Outdoor Office
- Sought After Semi Rural Location
- Beautifully Presented Throughout

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.





*** GUIDE PRICE £425,000 - £450,000 *** Located in the favoured village of Stanley between Ilkeston & Derby, this 3 bed detached home has been renovated and EXTENDED to provide great space which really MUST BE VIEWED in person. The accommodation has been meticulously maintained throughout and comprises in brief: entrance hallway, downstairs wc, lounge, dining room, dining kitchen opening to a light and airy family area which overlooks the rear garden - perfect for those who enjoy hosting. Upstairs, the landing leads to the 3 bedrooms and superb modern shower room. Outside, the stylish resin driveway to the front provides a good amount of off street parking, but it is the beautiful landscaped rear which is really eye catching. Enjoying a high level of privacy, this garden has been well maintained and benefits from a multi functional outbuilding (power & insulation) which is currently used as an office. Key road links nearby provide an easy commute to Derby, Ilkeston and beyond, whilst there is also beautiful countryside walks on the doorstep. Call Watsons now on 01159385577 (option 1) to arrange a viewing.

Ground Floor

Storm Porch

Entrance Hall

Composite entrance door to the front, traditional radiator, stairs to the first floor and doors to the lounge, dining kitchen and WC.

WC

WC, wall mounted sink and obscured uPVC double glazed window to the front.

Lounge

4.26m into the bay x 3.73m (14' 0" x 12' 3") UPVC double glazed bay window to the front with integrated shutter blinds, Inglenook fireplace with inset multi fuel burner, traditional radiator and solid wood flooring.

Dining Room

6.09m x 3.7m (20' 0" x 12' 2") Inglenook fireplace with inset multifuel burner, breakfast bar, tiled flooring, ceiling spotlights, traditional radiator and open to the kitchen and orangery.

Dining Kitchen

6.0m x 2.68m (19' 8" x 8' 10") A range of matching wall & base units, work surfaces incorporating an inset country style sink. Integrated appliances to include: waist height electric oven & gas hob with extractor over. Plumbing for washing machine & dishwasher, uPVC double glazed window to the rear, skylights, tiled flooring, ceiling spotlights, vertical radiator and open to the orangery.

Orangery

3.6m x 3.56m (11' 10" x 11' 8") Brick &uPVC double glazed construction, 2 skylights, tiled flooring, traditional radiator and French doors to the rear garden.

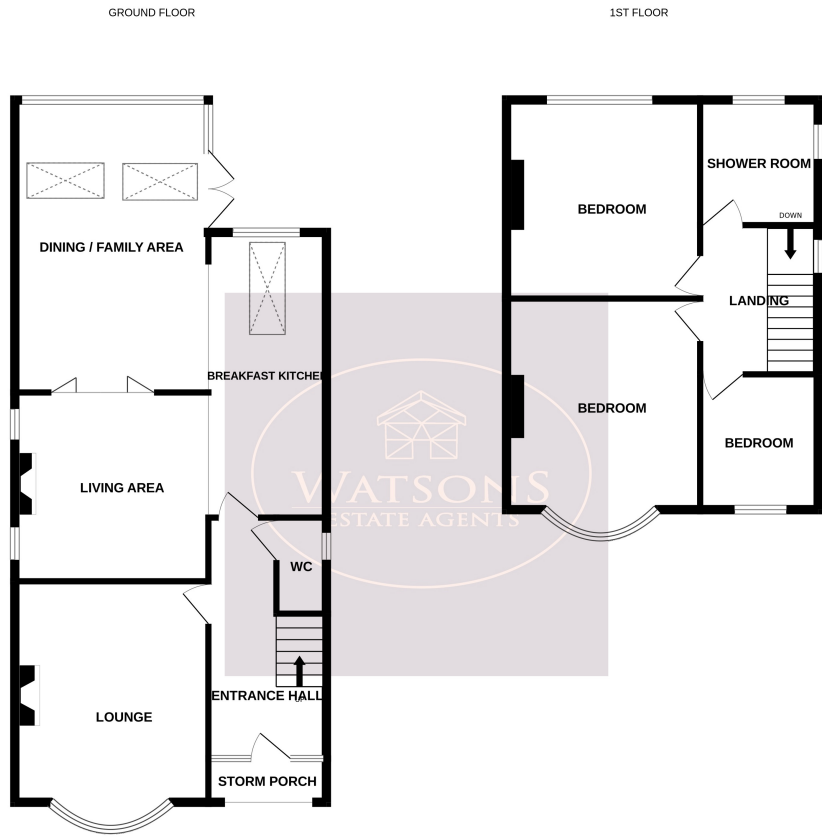
First Floor

Landing

UPVC double glazed window to the side, access to the attic (partly boarded with drop down ladder) and doors to all bedrooms and shower room.

Bedroom 1

4.46m into the bay x 3.71m (14' 8" x 12' 2") UPVC double glazed bay window to the front with integrated shutter blinds, traditional radiator.



Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025

Bedroom 2

3.78m x 3.71m (12' 5" x 12' 2") UPVC double glazed window to the rear and traditional radiator.

Bedroom 3

2.35m x 2.3m (7' 9" x 7' 7") UPVC double glazed window to the front with integrated shutter blinds, radiator and fitted wardrobe.

Shower Room

3 piece suite in white comprising WC, wall mounted sink and shower cubicle with mains fed dual rainfall effect shower. Chrome heated towel rail, obscured uPVC double glazed windows to the rear & side, ceiling spotlights.

Outside

To the front of the property, a resin driveway provides ample off road parking. The rear garden offers a good level of privacy and comprises a paved patio, timber decking seating area, generous turfed lawn, flower bed borders with a range of plants & shrubs and timber built office measuring 5.35m x 4.44m (reducing to 3.41m) with slate tiled roof, power and insulated. Other features include: external tap , fish pond & water feature. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is located in the kitchen and is 4 years old. It was last serviced in February 2025.