



## 3 Bed House - Detached

4 Station Road, Stanley Village, DE7 6FB

Offers Around £415,000 Freehold



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**Fletcher  
& Company**

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- Highly Appealing Detached Home in Village Location
- Countryside Views
- Spacious Lounge
- Dining Room/Playroom & Conservatory
- Kitchen & Utility/Cloakroom
- Three Bedrooms ( Could be Four Bedrooms )
- Two Bathrooms
- South Facing Garden
- Generous Driveway - Plenty of Car Parking
- Brick Detached Garage

This three bedroom detached home enjoying countryside views is situated in the ever popular village of Stanley with primary school, post office-general store and gastropub. This is a semi rural area with countryside for lovely walks.

#### The Location

The property's location in the village allows for easy access to the primary school, village hall, shop, pub and also offers delightful walks in the surrounding open countryside. Neighbouring Stanley Common and West Hallam offer a further range of amenities along with Derby city centre also well within reach offering a complete range of services. Activities in the area include golf at Morley Hayes, Horsley Lodge and Breadsall Priory.

#### Accommodation

##### Ground Floor

##### Entrance Hall

17'0" x 5'10" (5.20 x 1.78)

With half glazed entrance door, tile flooring, radiator, understairs storage cupboard and staircase leading to first floor.



##### Cloakroom

4'6" x 4'4" (1.38 x 1.34)

With low level WC, corner wash basin, matching tile flooring, heated chrome towel rail/radiator, double glazed window and internal oak veneer door with chrome fittings.

## Lounge

22'0" x 14'4" (6.73 x 4.38)

With coving to ceiling, two radiators, double glazed window with aspect to front, double glazed French doors opening into conservatory and internal oak veneer door with chrome fittings.



## Conservatory

9'1" x 8'3" (2.77 x 2.54)

With wood effect floor, radiator, countryside views to rear, double glazed window and double glazed French doors opening onto south facing garden.



## Dining Room/Playroom

16'6" x 7'10" (5.03 x 2.39)

With tile flooring, coving to ceiling, two radiators, double glazed window to front and internal oak veneer door with chrome fittings.



## Kitchen

11'5" x 10'3" (3.48 x 3.13)

With Belfast style sink with period style mixer tap, fitted base cupboards with granite worktops, range style cooker, extractor hood, slimline dishwasher, fridge, tile flooring with electric underfloor heating, spotlights to ceiling, countryside views to rear, double glazed window and radiator.



### Utility Room

10'5" x 5'5" (3.18 x 1.67)

With single sink with hot and cold tap, matching base units, matching granite worktops, plumbing for automatic washing machine, space for fridge/freezer, tile flooring, radiator, wall mounted central heating boiler, spotlights to ceiling, double glazed window to side and double glazed door giving access to south facing garden.



### First Floor Landing

8'11" x 5'9" (2.73 x 1.76)

With access to roof space via loft ladder with some boards for storage, insulation and light.

### Bedroom One

22'1" x 11'2" (6.75 x 3.42)

(This bedroom could be split into two to create a fourth bedroom if required)

Again, enjoying a dual aspect with two radiators, double glazed window to front, countryside views to rear, double glazed window and internal oak veneer door with chrome fittings.



### En-Suite

7'11" x 4'0" (2.42 x 1.22)

With separate shower cubicle with shower, wash basin, low level WC, tile splashbacks, tile flooring, heated chrome towel rail/radiator, double glazed window to rear and internal oak veneer door with chrome fittings.



### Bedroom Two

22'4" x 8'0" (6.82 x 2.44)

With a dual aspect, two radiators, spotlights to ceiling, double glazed window to front, double glazed window to rear, countryside views and internal oak veneer door with chrome fittings.



### Bedroom Three

7'8" x 7'4" (2.36 x 2.25)

With radiator, countryside views to rear, double glazed window and internal oak veneer door with chrome fittings.



### Family Bathroom

8'1" x 5'10" (2.47 x 1.78)

With bath, pedestal wash handbasin, low level WC, tile flooring, heated chrome towel rail/radiator, shelving, built-in cupboard housing the hot water cylinder and also providing storage, double glazed window to front and internal oak veneer door with chrome fittings.



### Front Garden

The property is set back from the pavement edge behind a well-stocked fore-garden with shrubs, plants, trees and fencing.

### Rear Garden

To the rear of the property is a private, south facing garden backing onto open fields. The garden is mainly laid to lawn with Indian stone patio, shrubs, gravel beds, tree and timber shed.



### Generous Driveway

The property benefits from a generous, tarmac driveway providing car standing spaces for approximately four/five cars and leads to a detached, brick garage.



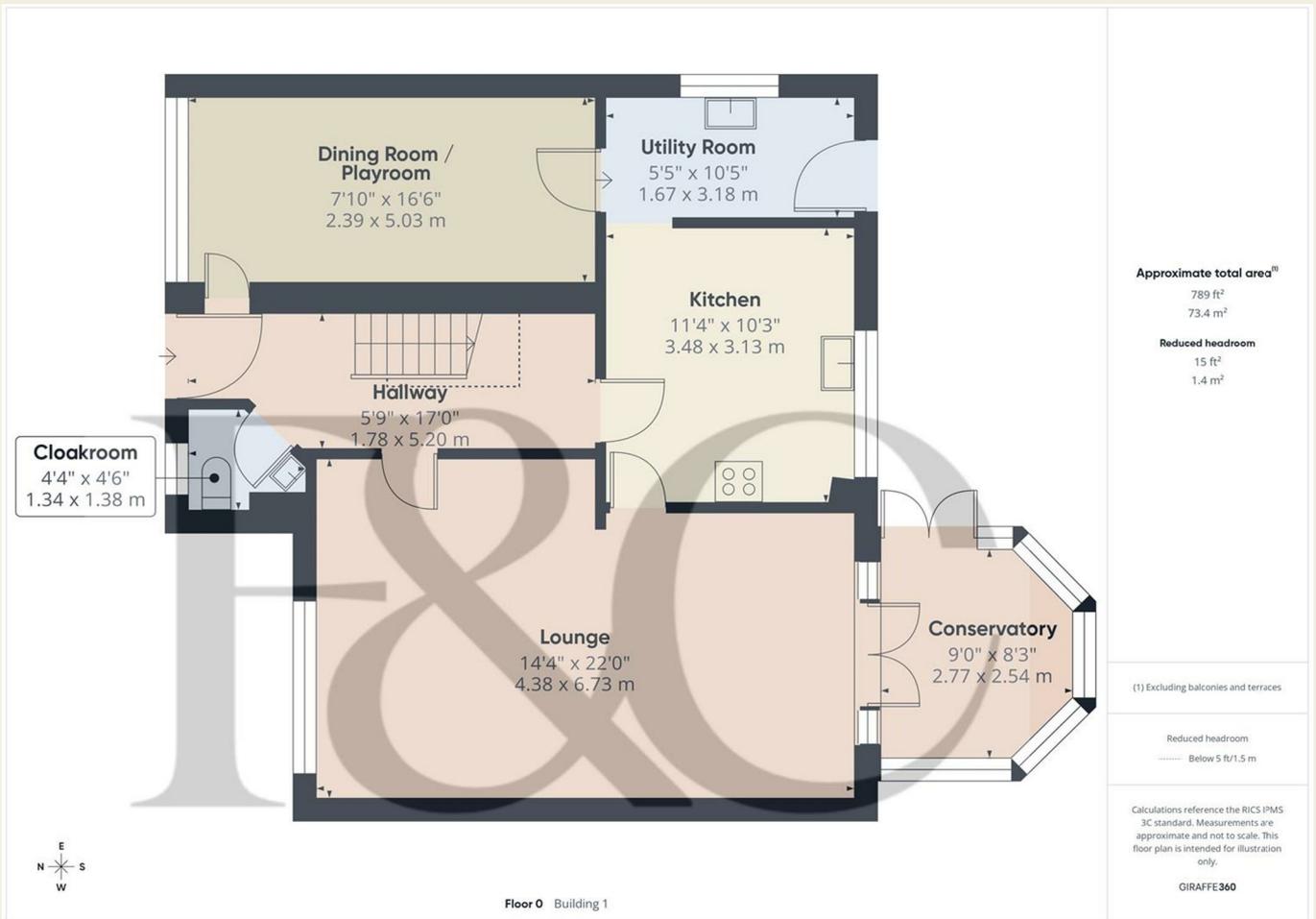
## Detached Brick Garage

18'6" x 9'4" (5.64 x 2.85)

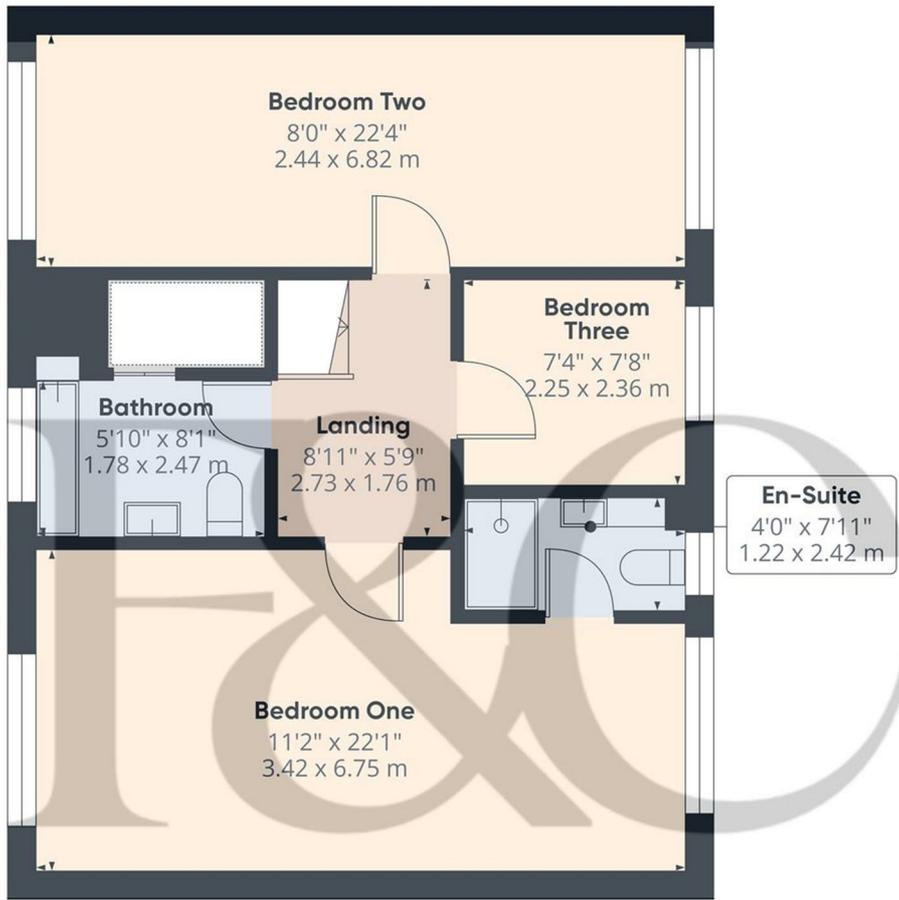
With power, lighting and up and over front door.

Council Tax Band - D

Erewash Council



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Approximate total area<sup>(1)</sup>  
590 ft<sup>2</sup>  
54.8 m<sup>2</sup>

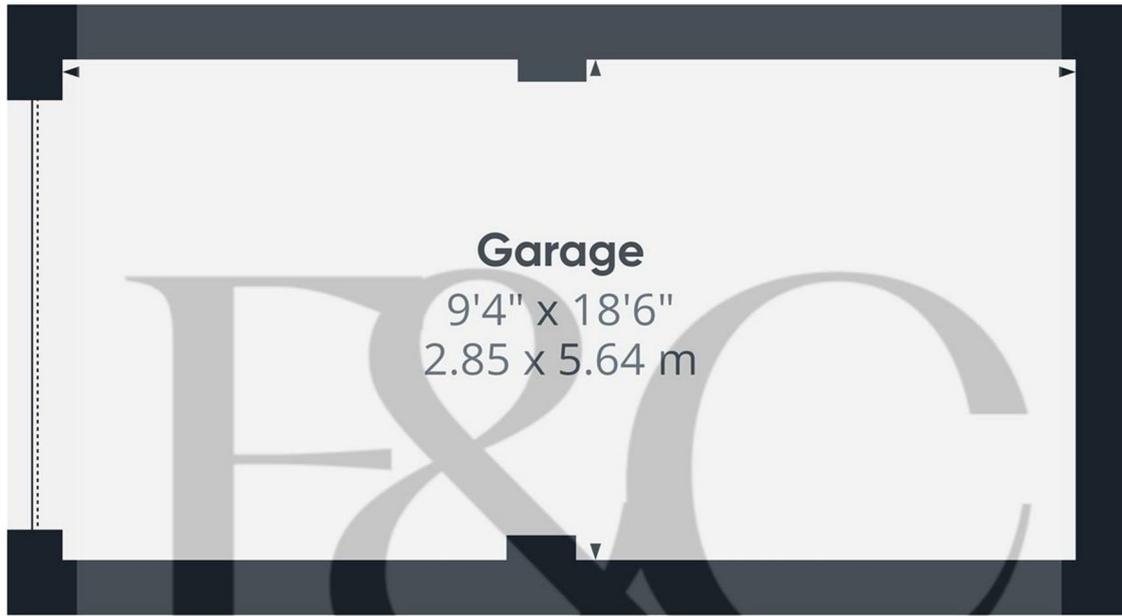
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1

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Approximate total area<sup>(1)</sup>  
173 ft<sup>2</sup>  
16.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 2

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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