

## 33 Coronation Road, Stanley, Ilkeston, DE7 6FE

Offers Around £290,000

Freehold



- Sizeable Plot with Fabulous Rear Garden Extending to Approximately One Hundred Feet
- Good Sized Driveway
- Ideal for a Growing Family
- Porch with Spacious Lounge Off
- Extended Dining Kitchen
- Three First Floor Bedrooms
- Bathroom
- Popular Village Location
- Realistically Priced
- No Chain Involved





## Summary

---

This is a well presented and extended three bedroom semi-detached residence occupying sizeable plot in sought after Stanley Village. The property features porch with spacious living room off, extended dining kitchen, three first floor bedrooms and bathroom. Its extensive rear garden extends to approximately one hundred foot in length featuring patio, extensive lawn and further patio area to the foot of the garden. To the front of the property is a lawned fore garden and tarmac driveway providing ample off-road parking. There is also a useful outbuilding in the garden.

# F&C

**The Location**

Stanley is a popular village with primary school, church, village shop, pub and has easy access to nearby parade of shops in Oakwood as well as a Supermarket in Chaddesden. It is convenient for pleasant walks in the surrounding open countryside whilst being within easy reach of Derby City Centre.

**Accommodation****Porch**

5'7" x 4'5" (1.71 x 1.35)

An entrance door provides access to porch and further panelled and glazed door to the lounge.

## Lounge

18'6" x 13'1" (5.64 x 4.01)

With feature fireplace, two central heating radiators, staircase to first floor with understairs cupboard, exposed beams and double glazed sliding patio door to garden.



### Extended Dining Kitchen

26'8" x 9'5" (8.13 x 2.89)

With good sized dining area, stylish floor to ceiling central heating radiator, recessed spotlighting, window to side and rear and door to garden. Featuring granite effect worktop with matching upstands, inset sink unit, fitted base cupboards, inset four plate electric hob with extractor hood over, built-in oven, integrated fridge/freezer and dishwasher, recessed spotlighting and window to front. Please note, we have been advised that the heating system was upgraded approximately eighteen months ago.



### First Floor Accommodation

#### Landing

8'7" x 3'10" (2.62 x 1.18)

Having fitted storage, access to loft space and window to front.

### Bedroom One

13'7" x 10'0" (4.16 x 3.05)

With central heating radiator and window to rear overlooking the rear garden.



### Bedroom Two

10'7" x 9'7" (3.24 x 2.94)

With central heating radiator and window to rear.



### Bedroom Three

7'6" x 6'4" (2.29 x 1.95)

With central heating radiator, fitted storage and window to front.



## Bathroom

7'6" x 6'4" (2.29 x 1.95)

Partly tiled with a white suite comprising low flush WC, vanity unit wash handbasin with drawers beneath, panelled bath with shower over, chrome towel rail/radiator and two windows to the side.



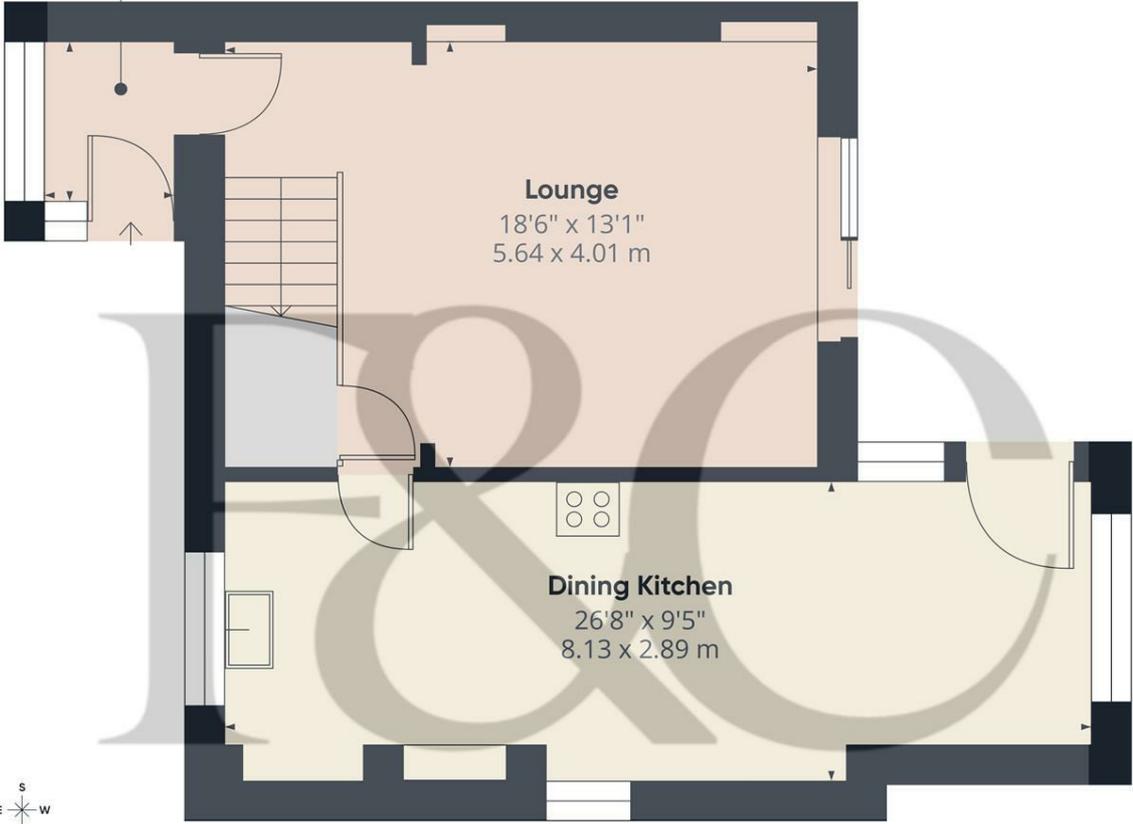
## Outside

The property is set back behind a lawned fore garden with a good sized driveway to front and side and useful outbuilding. To the rear of the property is a very private patio area, herbaceous borders, an extensive lawn culminating in a further patio area at the foot of the garden. There are raised timber edged borders containing plants, shrubs and mature trees. Featuring pleasant open outlook timber fencing.



Council Tax Band B

**Porch**  
4'5" x 5'7"  
1.35 x 1.71 m



Floor 0

Approximate total area<sup>(1)</sup>

515 ft<sup>2</sup>  
47.8 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.

GIRAFFE360

**Bedroom Three**

8'3" x 8'0"  
2.53 x 2.46 m

**Bedroom One**

10'0" x 13'7"  
3.05 x 4.16 m

**Landing**

5'11" x 8'7"  
1.81 x 2.62 m

**Bathroom**

7'6" x 6'4"  
2.29 x 1.95 m

**Bedroom Two**

10'7" x 9'7"  
3.24 x 2.94 m



Floor 1

Approximate total area<sup>(1)</sup>

402 ft<sup>2</sup>  
37.4 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.

GIRAFFE360



Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

33 Coronation Road  
Stanley  
Ilkeston  
DE7 6FE

Council Tax Band: B  
Tenure: Freehold



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	