

SCARGILL  
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72 Dale Road

Stanley, Ilkeston, DE7 6EY

**£550,000**



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## GENERAL INFORMATION

### THE PROPERTY

This is a superb opportunity to purchase this four bedroom house with flexible accommodation and scope for upgrading and extension works subject to planning on the outskirts of Stanley. The current owners have had architectural plans drawn up to remodel and extend the existing property. Sitting on approximately two acres; the property currently offers an entrance hallway with stairs off the first-floor principal bedroom and en suite, two/three ground-floor bedrooms, a family bathroom, a lovely lounge with a dining area and an opening into a conservatory and a kitchen.

Outside is a fabulous feature of the property. To the front is an expanse of lawn with mature trees and shrubbery, a driveway leading to a garage and gates to each side of the property that leads into the mature rear garden with its large patio, lawn and borders.

From the front, a further entrance leads into the paddock that sits at the rear of the property. The current vendors, many years ago, used this paddock for their horses.

### LOCATION

Stanley Village is a favoured and sought-after location which offers good travel back into Derby City Centre and has easy links to the A38 and A52 for onward travel to the M1. The village offers a popular public inn and restaurant, St Andrews Primary School, and a post office. In nearby Stanley Common is the popular Oakfields Farm Shop.

### ACCOMMODATION

Entrance door opening through to reception hallway.

### RECEPTION HALLWAY

7'0" x 12'2" (2.13 x 3.72)

Has stairs off to first floor, radiator, ceiling light points and doors leading through to:

### LOUNGE

5.49 max .4.84 min x 6.71

Great space for entertaining with ample space for dining room

table, chairs and sofas. There is a wall mounted contemporary style electric fire, sliding patio doors with glazed panels lead out into a conservatory. There are ceiling light points and recessed ceiling down lights.

### CONSERVATORY

Being fully double glazed with French doors leading out into the garden and tiled flooring.

### FITTED KITCHEN

14'8" to the window x 7'0" (4.48 to the window x 2.13)

Fitted with a range of base cupboards and contemporary style matching wall mounted cabinets, granite worktops incorporate a four ring Siemens hob and a one and a quarter sink and side drainer. There is a door to the side aspect, radiator, ceiling light point and window looking out over the rear garden.

### GROUND FLOOR BEDROOM TWO

10'6" x 14'2" to the window (3.19 x 4.33 to the window)

Has a window looking out over the rear garden, a range of built in wardrobes providing hanging space and shelving, radiator and ceiling light point.

### GROUND FLOOR BEDROOM THREE

11'3" x 8'1" to the window (3.43 x 2.46 to the window)

Has a radiator, bow window to the front aspect, ceiling light point.

### GROUND FLOOR BEDROOM FOUR

10'6" x 8'1" to the window (3.21 x 2.47 to the window)

Has a bow window to the front aspect, coving to ceiling, radiator and ceiling light point.

### BATHROOM

8'6" x 6'3" to the window (2.6 x 1.90 to the window)

Has a P shaped bath with a waterfall shower over and mixer taps with a glazed screen, wall mounted vanity unit with hand wash basin inset and W.C. There is a contemporary heated towel rail and an obscure window to the side aspect.

### FIRST FLOOR

## PRINCIPAL SUITE

from wardrobe doors 19'0" x 14'0" to window (from wardrobe doors 5.78 x 4.26 to window)

Has a radiator, range of wardrobes with sliding doors providing hanging space and shelving.

## EN SUITE SHOWER ROOM

13'11" to window x 10'0" (4.25 to window x 3.04)

Fitted with a large bespoke vanity unit with sink inset, corner shower enclosure and W.C. There is a built in storage cupboard, window to the front aspect, radiator and ceiling light point.

## TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

## AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

## CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and

gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

## COUNCIL TAX BAND

Erewash Council - Band F

## CURRENT UTILITY SUPPLIERS

Water

Gas

Electric - Eon

Sewage - Severn Trent

Broadband supplier

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

## SCHOOL CATCHMENT AREAS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 01/2024)/A



## Road Map



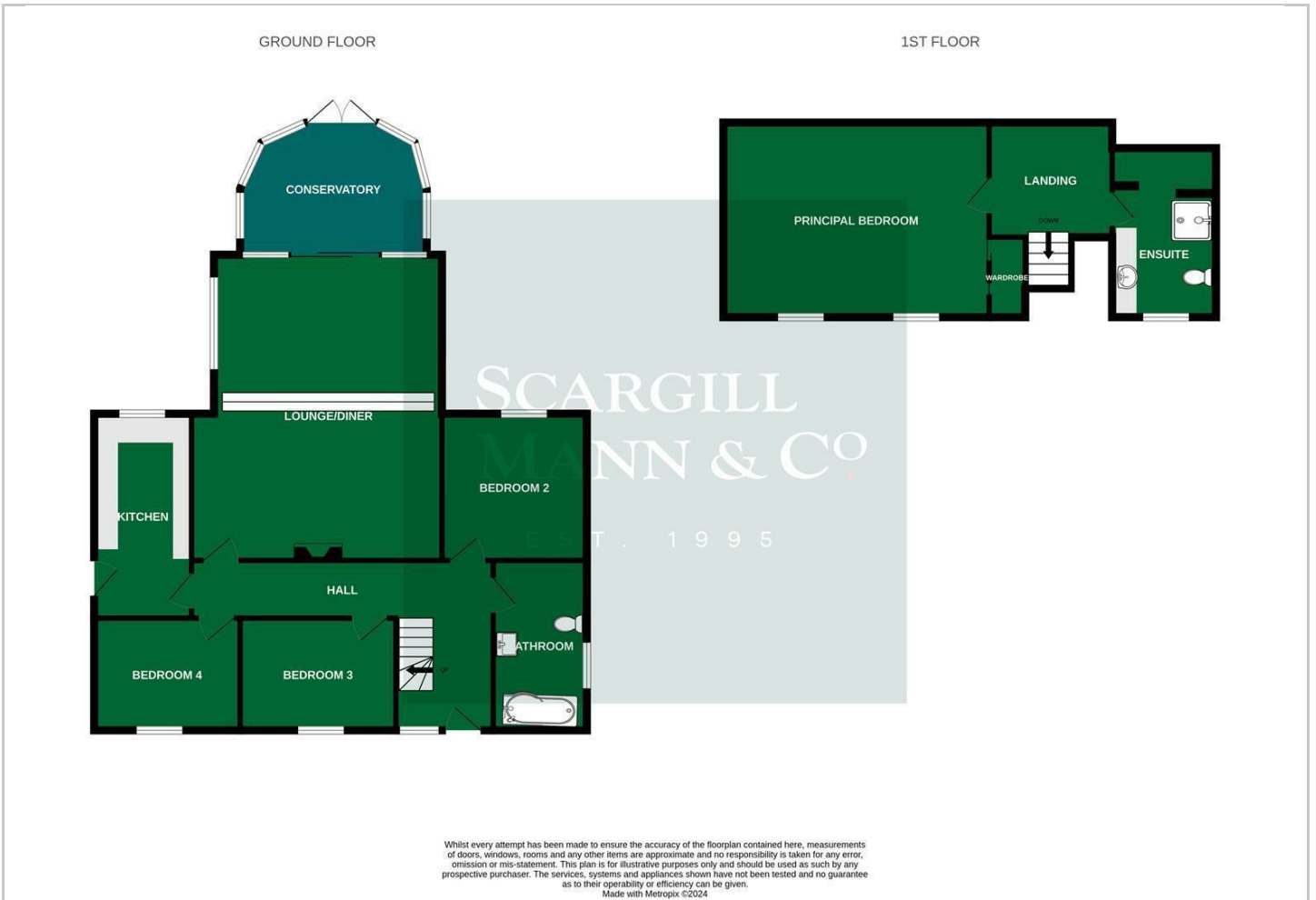
## Hybrid Map



## Terrain Map



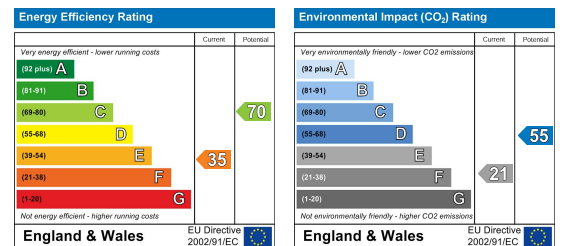
## Floor Plan



## Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.