

Quarry Hill

Stanton-by-Dale, Ilkeston, DE7 4QQ

John German





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Offers In Region Of

£1,100,000

Combining classical style with a contemporary touch. Phenomenal living/dining kitchen with a modern log burner, massive island unit and an aga. Three further elegant reception rooms and six bedrooms, overlooking and opposite the golf course with mature gardens believed to extend to almost half an acre.

No chain.

This sizable family home has been successfully extended to enhance the original layout and adapt it to suit modern living. Careful attention has been paid to retain and replace many of the features with a skilful modern touch. The rear extension is a total triumph, blending seamlessly with the original building and creating that all important informal open plan living space that is in such demand now. The drawing room and the separate sitting rooms provide places to retreat to whilst the formal dining adds glamour and elegance to special occasions. The first floor accommodation is also extended to provide a master bedroom with en-suite and the layout is such that bedroom five could be used as a dressing room to the rear wing of the property. This "turn key" property is beautifully maintained and presented with modern high end fittings throughout, modern sash windows and the roof was completely replaced in 2018.

The property is surrounded by mature gardens with majestic trees to the front, ample parking and attached double garage. The gently sloping rear gardens back onto open fields, whilst at the front the bedroom windows enjoy views over Erewash Valley Golf Course.

Stanton by Dale is an extremely sought after and picturesque village with a true village community, lucky enough to boast two village pubs, tea rooms, church and a Cricket Club - there are ample opportunities to get to know the locals. There are miles of local countryside walks on the doorstep and although it feels beautifully rural, the village is by no means isolated with an excellent range of local amenities available within just 5 minutes' drive. The cities of Nottingham and Derby are easily commutable and the village is just 10 minutes drive from the A52 and Junction 25 of the M1 motorway. East Midlands Airport is approximately 10 miles away and Long Eaton Train Station with direct access to London St Pancras is within 5 miles.

Entrance to the property is via central double doors with an arch glazed top light opening into an entrance porch. An antique part glazed pine door in turn opens into an impressive entrance hall with an original Minton tiled floor, stair rise up to the first floor and original stripped pine doors lead off to the main ground floor living spaces.

The drawing room is located to the right hand side of the hallway and features an original stone feature fireplace with inset Baxi open fire, whilst the lovely large bay with replacement sash windows showcases the views over the front garden and tree lined golf course beyond.

The large dining room also enjoys views over the front garden via a large walk-in square bay with sash windows. At the opposite end of the room is a reproduction period open fireplace with cast iron back tiled inserts, marble hearth and wood surround.

The sitting room also has a period style open fireplace with tiled inserts, marble tiled hearth and wood surround. Elegant full height windows overlook the side elevation.

Moving through to the rear of the property and into the family living area with its contemporary styled multi fuel stove and windows overlooking the garden. Stepping down to the open plan kitchen and breakfast areas fitted with a bespoke handmade kitchen from Osborne's of Ilkeston comprising a range of handle-free base and drawer units with contemporary black granite worktops and inset one and a half bowl stainless steel sink unit, contemporary gas powered by gas and electric, large central island unit (great for socialising with up to eight seating places), integrated wine cooler, two under-counter fridges, one under-counter freezer and integrated dishwasher. There is a walk-in larder/pantry with floor to ceiling fitted cupboards to match the kitchen, windows to both side elevations, oak stable door to the rear garden, bi-fold doors leading to side garden and patio, and door to the utility room.

The utility room is fitted with matching wall and base units with black granite worktops and inset stainless steel sink unit, and concealed space and plumbing for washing machine. Ground floor cloaks/WC fitted with a Victorian style two piece suite comprising pedestal wash hand basin and low flush WC.

On the first floor stairs lead to a palatial landing with a large sash window providing rear facing views, and a built in linen cupboard.

The master bedroom has lovely triple aspect sash windows with views over the surrounding area and an en-suite shower room fitted with a modern three piece suite comprising wash hand basin in vanity unit, low flush WC and shower cubicle with thermostatically controlled shower, heated towel rail and radiator, and extractor fan.

Bedroom five is a double room located adjacent to the master bedroom and could make a great dressing room as part of a master suite if desired. Bedrooms two, three and four are also excellent doubles with sash windows and great views, whilst bedroom six is a smaller single room currently used as a home office. The view over the golf course certainly makes this a lovely place from which to work.

Finally the family shower room completes the internal accommodation having been fully refitted with a luxury modern suite including a large walk-in tiled shower area with thermostatically controlled twin rose shower system and mirror glass screen, inset shelving with lighting, floating low flush WC, floating wash hand basin with vanity unit, fully tiled walls and tiled floor with underfloor heating, contemporary panel radiator/heated towel rail and a sash window to the side.

Set on a mature plot well back from the road behind a lawned frontage with majestic old trees and a winding low walled pathway leading up to the main entrance. A gated entrance to the side leads opens into an extensive gravelled driveway providing extensive off road parking and turning space as well as giving access to the double garage (14'9" x 17'10") with power and lighting connected and a remote controlled electric roller door. The pitched tiled roof provides some limited loft storage. Adjacent to the side of the house there is an attractive enclosed stone terrace providing an attractive seating area and leading to the kitchen door. Well kept lawns extend out to the rear of the property and around to the west elevation with a second larger patio area beyond the bi-fold doors to the kitchen.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL Copper Wire - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Erewash Borough Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.erewash.gov.uk

Our Ref: JGA/22022024

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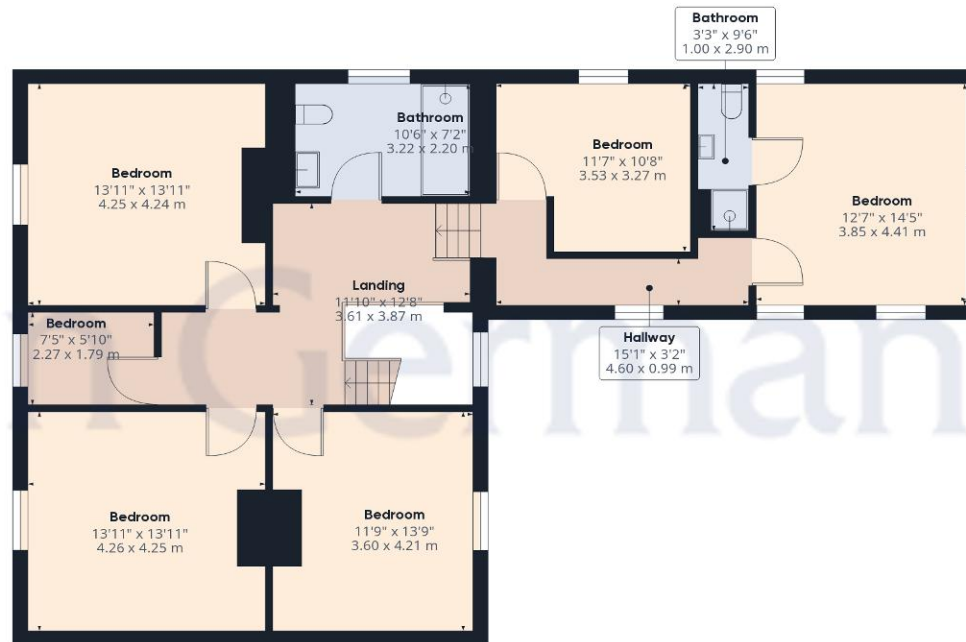








Ground Floor



Floor 1

Approximate total area⁽¹⁾

2560.65 ft²

237.89 m²

Reduced headroom

0.98 ft²

0.09 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



