

Property details approval form

Clifford House, Ingleby Road, Stanton-By-Bridge, Derby, Derbyshire, England, DE73 7HT

Date: 07 March 2026

Property Ref and Version: MEL205893 - 0005

Selling your home with us!

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○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£760,000

Tenure: Freehold

○ Key Features

- Energy Rating: C
- Extended and refurbished detached family home
- Stunning open plan living/kitchen and dining rooms
- Further sitting room
- Utility & cloaks WC
- Four bedrooms - master ensuite shower room
- Re-fitted modern family bathroom
- Secure off road parking and double garage
- Private front and rear gardens

○ Short Description

A substantial, extended and re-furnished four bedroom, three reception room detached family home with off road parking for several vehicles and detached double garage to the rear. Having stunning open plan living, kitchen, dining room areas, utility, cloaks/w.c, master ensuite & re-fitted bathroom.

○ Long Description

A substantial, extended and re-furnished four bedroom, three reception room detached family home in highly desirable village location with off road parking for several vehicles and detached double garage to the rear. The property has an oil fired central heating system and double glazing. All of the ground floor is underfloor heated and has newly fitted Amtico flooring throughout. In brief the accommodation comprises:- Entrance hall, lounge, stunning open plan high specification breakfast kitchen with integrated appliances and quartz work surfaces, opening to generous dining room which in turn open to an impressive high vaulted ceiling family room or second sitting room. Off the kitchen is a good sized utility room and cloaks/w.c. To the first floor are four well proportioned bedrooms, master with ensuite shower room and re-fitted luxury family bathroom. Outside the property is set back from the road with a feature stone boundary wall and lawned front garden. To the side, electric remote controlled gates lead to a gravelled driveway providing ample secure off road parking and lead to a detached, brick, pitched roof double garage and a rear landscaped private garden.

○ Directions

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○ Agent Note

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○ Room Description

Entrance Hallway

Accessed via front composite entrance door with inset opaque and leaded glazed panel leading to the spacious entrance hall where there is feature Amtico flooring, open spindle staircase off to the first floor, panelled doors off to cloaks/ W.C, a further panelled door leading to useful understairs storage with under floor heating controls and provides useful storage, an opening to:-

Cloaks/Wc

Having a two piece modern white suite comprising of wash hand basin with chrome mixer tap over, low level W.C with concealed plumbing, feature oak vanity shelf, fitted mirror and inset spot lights to the ceiling, extractor fan and continuation of the Amtico flooring.

Lounge

Having UPVC double glazed window to the front elevation with fitted windows blinds, feature mirrored wall and Amtico flooring.

Open Plan Living/Diner/Kitchen

Dining Area

Having UPVC double glazed windows to the front elevation with fitted windows blinds, feature Amtico flooring, chimney breast incorporating electric remote control heater which is flush fitted, inset spot lights to the ceiling and a wide opening to:-

Kitchen

Fitted with high specification high gloss wall and base units with quartz work surfaces over with matching upstands, a range of integrated Bosch appliances including electric fan assisted oven, combi microwave and induction hob fitted to island with storage beneath and providing breakfast seating, Belfast sink unit with chrome mixer tap and Quooker tap, inset spot lights to the ceiling, two double glazed velux roof light windows, feature slop to the ceiling, UPVC double glazed door to the side giving access to the rear garden with attach side panel and two UPVC double glazed windows to the rear over looking the rear garden, Amtico flooring, integrated full height wine cooler and fridge freezer and panelled door off to:-

Utility Room

Fitted with matching wall and base unit to the kitchen with quartz work surfaces and matching upstands, chrome mixer tap, plumbing and space for automatic washing machine, Amtico flooring, inset spot lights to the ceiling, full height unit incorporates the Worcester oil fired boiler providing the property with domestic hot water and central heating and refuse box, a stable door to the rear giving access to the rear garden.

Sitting Room

Having feature 15 ft high ceiling, Amtico flooring, UPVC double glazed French doors to the rear with matching attached side panels and fitted window shutters and a further UPVC double glazed window to the front with fitted windows blinds.

First Floor Landing

Having loft access, inset spot lights to the ceiling, UPVC double glazed window to the rear elevation with fitted window blinds and panelled door to the airing cupboard housing the pressurised hot water cylinder and shelving for storage.

Master Bedroom

Having double sliding door fronted fitted wardrobes incorporating hanging rails and shelving, UPVC double glazed window to the front elevation with fitted window blinds, central heating radiator, inset spot light to the ceiling, Amtico flooring and panelled door to the en suite.

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○ Room Description

En Suite Shower Room

Having a three piece white suite comprising of corner glazed shower cubicle with mains chrome shower over, pedestal wash hand basin with chrome mixer tap and low level W.C, wall mounted chrome heated towel rail, inset spot lights and extractor fan to the ceiling, UPVC double glazed opaque window to the front elevation, fitted window blind and tiled flooring.

Bedroom Two

Having UPVC double glazed window to the front with fitted window blinds, central heating radiator, inset spot lights to the ceiling and double sliding door fronted fitted wardrobe with hanging rail and shelving.

Bedroom Three

Having UPVC double glazed window to the rear giving aspect over the garden, fitted window blinds, central heating radiator and inset spot lights to the ceiling.

Bedroom Four

Having UPVC double glazed window to the rear overlooking the garden, central heating radiator and inset spot lights to the ceiling.

Bathroom

Having a re-fitted three modern white suite comprising of panelled bath with chrome mixer shower over and glazed shower screen, wash hand basin fitted to vanity unit with storage draws beneath and chrome mixer tap over, low level W.C with concealed plumbing, Amtico flooring, partly ceramic tiled walls, inset spot lights and UPVC double glazed opaque window to the rear with fitted window blind and contemporary wall mounted heated towel rail.

Outside

The property is set well back from the road beyond a stone boundary wall with a good sized lawned front garden, a covered storm porch to the front door area with lighting and path leading round the front of the property to the side where there is a gravelled driveway, double oak remote controlled gates to the side providing further secure parking to the rear for several vehicles and in turn leading to the detached pitched roof double garage. There is also a shaped lawned and stone paved path and patio leading round the rear and dwarf brick boundary wall and a further patio area to the opposite side.

Detached Garage

Having electric remote control up and over doors, light and power.

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○ Floor Plan



Total floor area 147.4 m² (1,587 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



○ Approval

Signature

Date

	Signature	Date
Dylan Kennedy		
Miss N.D. Clifford		