



Stanton House Ingleby Road  
Stanton-By-Bridge Derby



## Property Description

### Entrance Hallway

34' x 9' ( 10.36m x 2.74m )

Entry to the property through an oak panelled front door with glazed opaque panels either side. This is a beautiful long room with a variety of uses having feature panelling, oak flooring, UPVC double glazed windows to the front, and side elevations, sliding UPVC patio doors to the side leading to a paved patio area. There is also a door leading in to the lounge from one side of the hall. Directly facing the front door are internal double folding glazed doors which lead to:-

### Dining Reception Room

17' 6" x 12' 2" ( 5.33m x 3.71m )

Beautiful wide entrance in to this reception room which could be used for a variety of purposes, it has a UPVC double-glazed bay window to the rear, oak flooring continuing from the hall, beams to the ceiling and the feature panelling continues through from the hall, two central heating radiators, doors off to the lounge and to the kitchen, stairs off to the first floor. Door leads in to:-

### Cloaks/Wc

Having a two-piece suite comprising a low-level WC and a wash hand basin with a tiled splashback, tiled floor, window to the rear, and an extractor fan. There is also useful coat hanging and storage space.

### Kitchen

16' 5" x 15' 6" ( 5.00m x 4.72m )

Having been recently refitted in 2018 with an extensive, modern range of fitted wall and base-mounted cupboards, Quartz worktops, and integrated appliances including a washing machine, dishwasher, microwave, fridge/freezer, AEG extractor hood, and Rangemaster cooker with induction hob. There is a single bowl inset sink unit with

mixer taps, a UPVC window to the side, and wooden flooring. A built-in cupboard houses the Worcester oil central heating boiler (fitted in 2022). Also having underfloor heating.

### Lounge

16' 5" x 15' 5" ( 5.00m x 4.70m )

Having two UPVC double glazed windows to the rear and one to the front, the oak flooring continues through, central heating radiator, painted beams to the ceiling, a magnificent fireplace with a multi-fuel burner, a tiled hearth, two wall lights, and a useful understairs cupboard.

### First Floor

Attractive and spacious landing with feature panelled walls incorporating useful shelf areas, central heating radiator, two UPVC double glazed windows to the rear elevation, loft access, and a built-in airing cupboard.

### Master Bedroom

13' 2" x 12' 2" ( 4.01m x 3.71m )

A beautiful light bedroom with large fitted wardrobes, UPVC double glazed French doors with glazed doors either side filling the full width of the bedroom to the front leading onto a stunning balcony that enjoys far-reaching countryside views.

### Ensuite Shower Room

Having fully tiled shower cubicle with a mains rain head shower overhead and matching hand held shower attachment, wash hand basin fitted to a vanity unit with storage beneath, low-level WC also fitted to the vanity unit with concealed flush and shelf over, chrome heated towel radiator.

## Bedroom Two

12' 3" x 10' ( 3.73m x 3.05m )

Reached off the landing via an inner lobby with UPVC window overlooking the rear that also accesses the family bathroom therefore making it feel like a bedroom suite, having two UPVC double-glazed windows to the front elevation giving aspect over open countryside, attractive central painted ceiling beam, central heating radiator, loft access.

## Family Bathroom

Refitted with a quality four-piece suite comprising a rolled-top standalone oval panelled bath with chrome mixer taps, feature port hole style window, pedestal WC, wall mounted wash hand basin fitted to a vanity unit with storage beneath, a corner glazed shower cubicle with a chrome-effect mains shower featuring a rain head and separate shower attachments fully tiled to the cubicle, chrome heated towel radiator, double glazed UPVC window to the rear, part tiled throughout, built-in airing cupboard, and a wooden-effect floor with underfloor heating.

## Bedroom Three

15' 5" x 9' 8" ( 4.70m x 2.95m )

With two UPVC double-glazed windows to the front elevation giving aspect over the countryside, central heating radiator, shelved alcove, painted beam to the ceiling, useful storage area to the left of the door.

## Bedroom Four/Study

10' 10" x 6' 3" ( 3.30m x 1.91m )

Having UPVC double-glazed window to the rear elevation, central heating radiator, and a built-in cupboard.

## Second Floor

Lobby landing reached via stairs with balustrade railing, having a feature porthole style window.

## Bedroom Five

13' 5" x 11' 2" ( 4.09m x 3.40m )

A beautiful room with a high vaulted ceiling and beams, having two feature port hole windows to the front and the rear - two at floor level and two at ceiling height, double door fronted wardrobes with storage above and a central heating radiator. There is also a useful alcove area to the front of the room next to a port hole window that could be used as a study area. Door leading to:-

## Ensuite Shower Room

Having a three piece modern white suite comprising pedestal WC, pedestal wash hand basin with chrome taps, corner shower cubicle with electric shower over, fully tiled to cubicle. The walls are part tiled and the floor is mosaic laminate tiled. The feature port hole window theme continues in to this room with an opaque port hole window at floor level, chrome heated towel rail.

## Drive Approach

The house is set back well from the road, approached via a sweeping driveway with extensive parking for 5-6 vehicles. Front garden is mainly laid to lawn with borders inset with a variety of mature shrubs and flowers.

## Large Double Garage

15' 1" x 13' 5" ( 4.60m x 4.09m )

Presently converted into a gym.

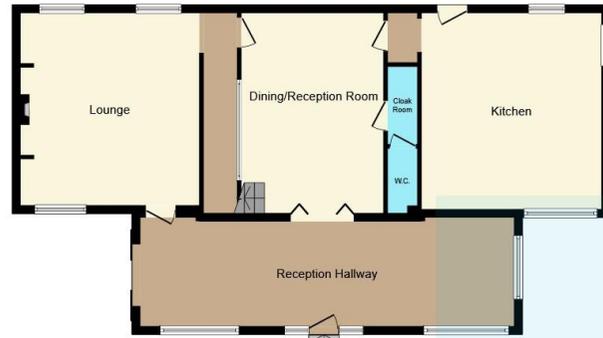
## Gardens

The property stands in wonderful private gardens, to the front there is a large flat lawned area with established fruit trees and bushes. To the side of the house sliding doors lead to a large patio area providing the ideal setting to enjoy the sunset views in the hot tub or by the fire pit. To the rear there is a large courtyard area, accessed from the kitchen, and a small garden which houses the oil tank.









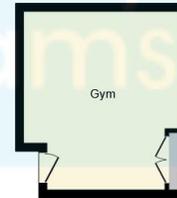
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**



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