CHARLES & CO NEWTON

ESTATE AGENTS & SOLICITORS



53 Hayeswood Road

Stanley Common DE7 6GE

£260,000

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Stanley Common DE7 6GE

Charming Three-Bedroom Family Home in the Desirable Village of Stanley Common

This spacious & well-presented family home with the most stunning countryside views. The property features a generous lounge/diner & a bright breakfast kitchen Upstairs; you'll find three comfortable bedrooms and a modern family bathroom.

Externally, the property boasts a tarmac driveway providing ample parking, while the rear garden is mainly laid to lawn, offering a peaceful outdoor space with stunning countryside views, perfect for relaxing or entertaining guests.

Situated in a sought-after village location, this home combines rural tranquillity with convenient access to local amenities. An ideal choice for families seeking space, comfort, and scenic surroundings.

Stanley Common offers a range of amenities, including a reputable primary school, easy access to good secondary schools, a selection of shops, recreational grounds, and a regular bus service. The location provides convenient access to Ilkeston, Heanor, Derby, as well as nearby golf courses at Morley Hayes and Horsley Lodge.







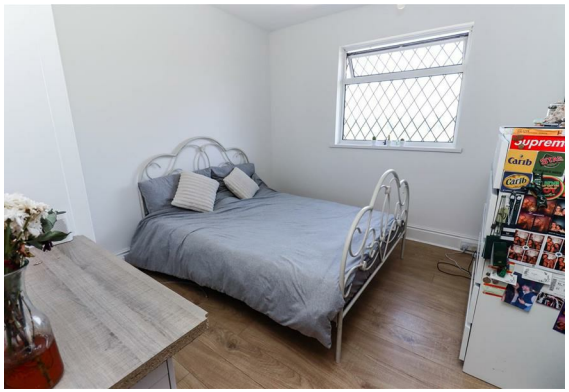




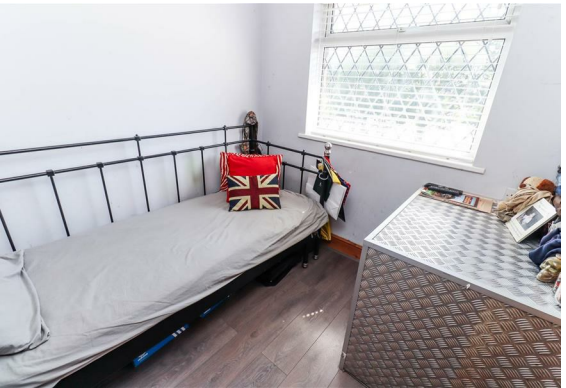














Lounge/Diner

19'0" x 12'10" (5.79m x 3.91m)

Fireplace housing multi fuel burner, stairs to first floor, spot lights, TV point, radiator, laminate flooring, double glazed bow window to the rear elevation & double glazed door & side panel to the front elevation.

Breakfast Kitchen

18'0" x 13'0" (5.49m x 3.96m)

Range of wall, base & drawer units with laminate worktop over, composite sink & drainer with mixer tap, tiled surround, electric oven & gas hob, space for fridge/freezer, plumbed for washing machine, storage cupboard, spot lights, two radiators, tiled flooring, three double glazed windows to side & front elevation & double glazed door to the rear garden.

First Floor Landing

Doors off, carpet flooring & double glazed window to the front elevation.

Bedroom One

12'9" x 10'3" (3.89m x 3.12m)

Laminate flooring, TV point, radiator & double glazed window overlooking the rear garden & countryside views.

Bedroom Two

12'10" x 10'4" (3.91m x 3.15m)

Laminate flooring, loft hatch, radiator & double glazed window overlooking the rear garden & countryside views.

Bedroom Three

8'2" x 7'11" (2.49m x 2.41m)

Laminate flooring, radiator & double glazed window to the front elevation.













Bathroom

8'3" x 5'5" (2.51m x 1.65m)

Three piece suite featuring panelled bath with shower over, low flush WC, wash hand basin, spot lights, tiled walls, heated towel rail, vinyl flooring & two frosted double glazed windows to the side elevation.

Outside

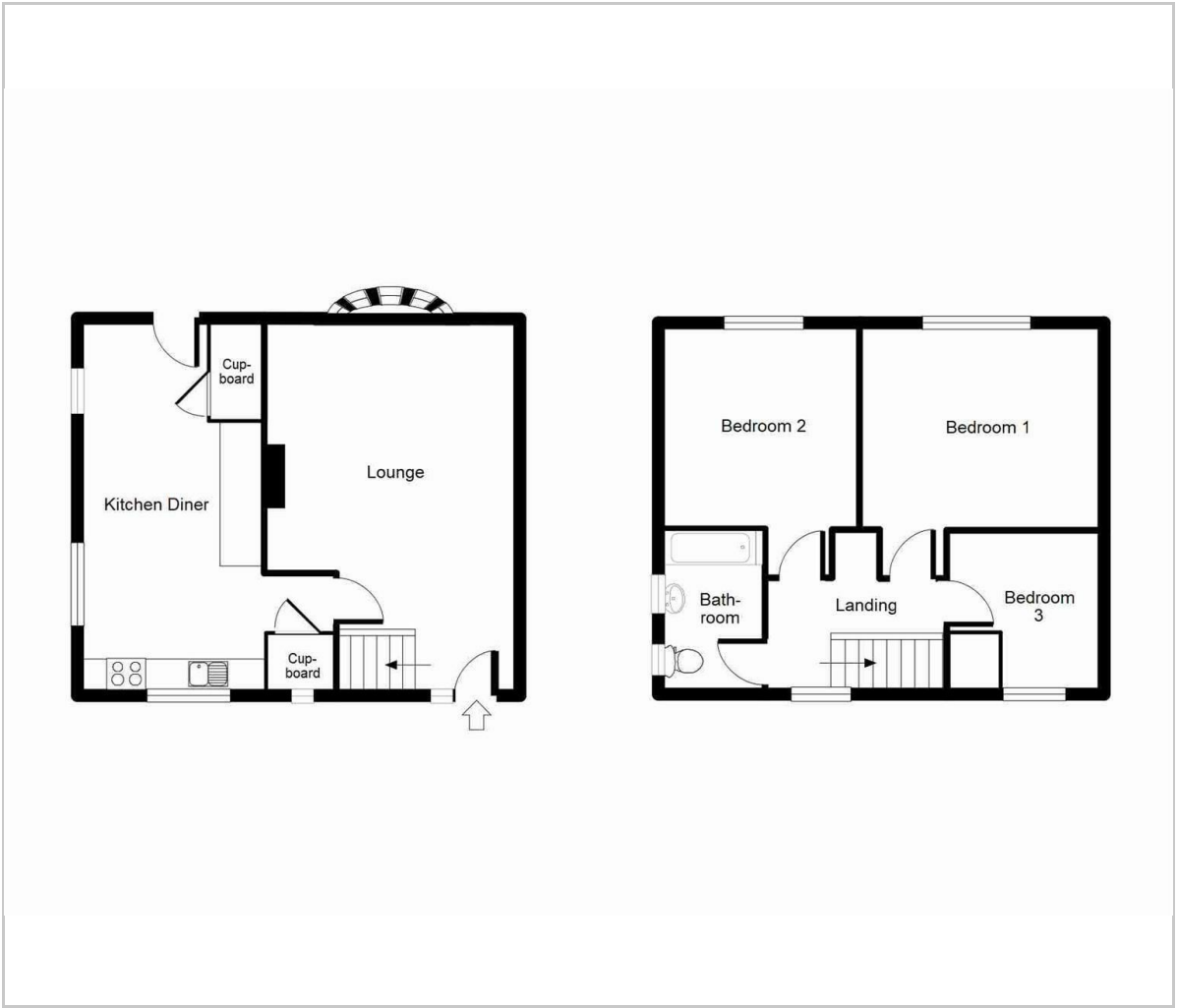
Frontage

Tarmac driveway for three cars & brick wall boundary.

Rear Garden

Patio area, large lawn area, hedge boundary & overlooking countryside views.

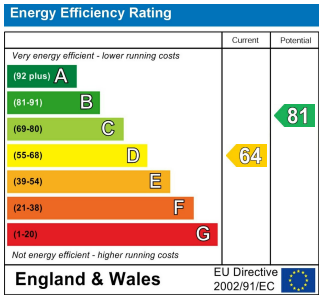
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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