



181 Nottingham Road
Stapleford, Nottingham NG9 8BE

A FOUR BEDROOM DETACHED FAMILY
HOUSE

£315,000 Freehold



SITUATED ON THE BRAMCOTE BORDERS, WE ARE PLEASED TO OFFER FOR SALE, WITH NO UPWARD CHAIN, THIS EXTENDED, FOUR BEDROOM DETACHED FAMILY HOUSE OFFERING TREMENDOUS SCOPE FOR FURTHER IMPROVEMENT OR EXTENSION (SUBJECT TO THE USUAL PLANNING AND BUILDING REGULATION APPROVAL) OFFERING THE OPPORTUNITY FOR A LONG TERM FAMILY HOME.

The property benefits from an excellent front and rear garden, set back from the Nottingham Road, offering ample block pave driveway space for several family cars, work vehicles, or camper or caravans. The range of off-street parking also extends to the rear of the property where a detached double length garage can be found.

Internally the accommodation comprises entrance porch leading to a reception hall with useful cloaks storage area and downstairs w.c. There is a front reception room with bay window and extended living room to the rear. A breakfast kitchen then completes the ground floor accommodation. To the first floor there are four bedrooms and a family bathroom

The property benefits from gas fired central heating and a mixture of uPVC double glazing and original hardwood windows

For families and commuters the property is ideally situated close to excellent commuter links such as the A52 for Nottingham and Derby, Junction 25 of the M1 Motorway and the now up and running Nottingham tram system, situated at Toton. There is also a regular bus service that runs along Nottingham Road, providing access to the towns of Stapleford and Beeston.

For Schooling purposes, Wadsworth Road Junior School is situated a short walk away.

We would high encourage an internal viewing of this well appointed detached house as such properties rarely come to the market.



ENTRANCE PORCH

5'11" × 2'10" (1.81 × 0.87)

Panel and glazed entrance door, wall light point and further panel and glazed door to:

RECEPTION HALLWAY

13'3" × 9'4" (4.06 × 2.86)

Right hand turn staircase providing access to the first floor, radiator, understairs storage cupboard and cloaks cupboard with coat pegs and radiator.

LIVING ROOM

18'11" × 12'10" (5.78 × 3.92)

Sliding double glazed patio doors opening out to the rear garden, two radiators, coving, two windows to the side, brick and tile fireplace housing inset gas fire and t.v. point.

DINING ROOM

13'7" × 12'11" (4.16 × 3.96)

Double glazed bay window to the front, bay radiator, laminate flooring, wall light points and radiator.

WC

White low flush w.c., tiled walls and floor, radiator, window to the side.

DINING KITCHEN

14'4" × 9'10" (4.38 × 3.02)

Equipped with a range of matching base and wall storage cupboards with tiled work surfaces, 1½ bowl sink and drainer with mixer tap, fitted oven and grill, space for under-counter appliances, breakfast bar, wall mounted Worcester gas fired central heating combination boiler, windows to the side and rear, panel and glazed door to outside, tiled floor, inset spotlights and radiator.

FIRST FLOOR LANDING

Window to the side and access to the left space via a pull-down ladder. The loft is part boarded with lighting.

MASTER BEDROOM

14'5" × 10'11" (4.4 × 3.35)

Double glazed bay window to the front, bay radiator, range of fitted bedroom furniture including wardrobes, drawers and overhead storage cupboards.

BEDROOM 2

19'1" × 9'8" (5.82 × 2.97)

Double glazed window to the rear, radiator and a range of fitted wardrobes.

BEDROOM 3

12'6" × 7'2" (3.82 × 2.19)

Double glazed window to the rear overlooking the rear garden and radiator.

BEDROOM 4

9'3" × 8'2" (2.83 × 2.51)

Double glazed window to the front and radiator.

BATHROOM

9'3" × 6'9" (2.84 × 2.07)

Four piece suite comprising walk-in tiled shower cubicle with gravity shower, low flush w.c., wash hand basin with storage cupboards beneath and bath, window to the side, part tiled walls, tiled floor, radiator and extractor fan.

OUTSIDE

To the front of the property is an excellent 'L' shaped block paved driveway providing off-street parking for several cars, works vehicles or camper or caravans, shaped lawned area and planted borders housing a variety of mature bushes, shrubs and trees. There are double opening gates providing access to the rear part of the garden, where there is a further block paved driveway providing access to detached garage. The rear garden also benefits from a good size lawned area with planted borders to the right hand side housing a variety of mature bushes and shrubs, good size paved patio area, ideal for entertaining. There is also a self-contained vegetable patch with greenhouse and apple tree. There is an outside water tap and external lighting point.

DETACHED GARAGE

31'10" × 10'6" (9.72 × 3.21)

With up and over door

DIRECTIONAL NOTE

From our office on Derby Road, proceed to The Roach traffic lights, continuing over onto Nottingham Road. Proceed in the direction of Bramcote and just before the turning for Ewe Lamb Lane, the property can be found set back from the road on the left hand side, identified by our For Sale Board. Ref: 4490PB



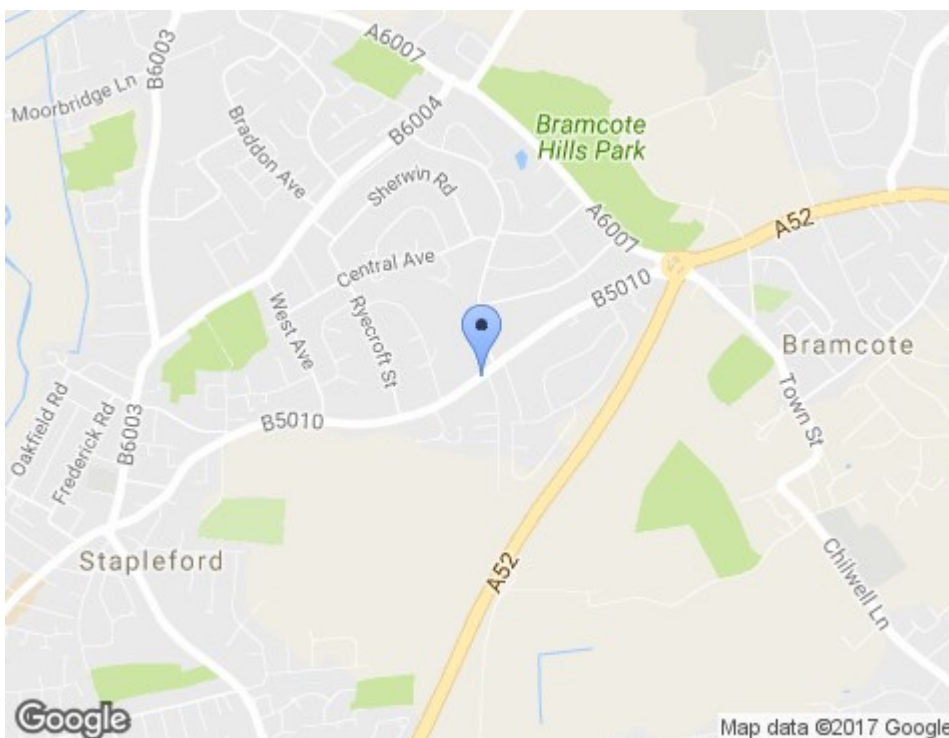
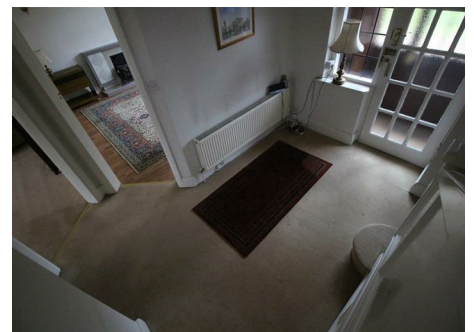


GROUND FLOOR
APPROX. FLOOR
AREA 705 SQ.FT.
(65.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 705 SQ.FT.
(65.5 SQ.M.)

181 NOTTINGHAM ROAD, STAPLEFORD, NOTTINGHAM, NG9 8BE
TOTAL APPROX. FLOOR AREA 1410 SQ.FT. (131.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		