

HoldenCopley

PREPARE TO BE MOVED

Ilkeston Road, Stapleford, Nottinghamshire NG9 8JL

Offers Over £270,000

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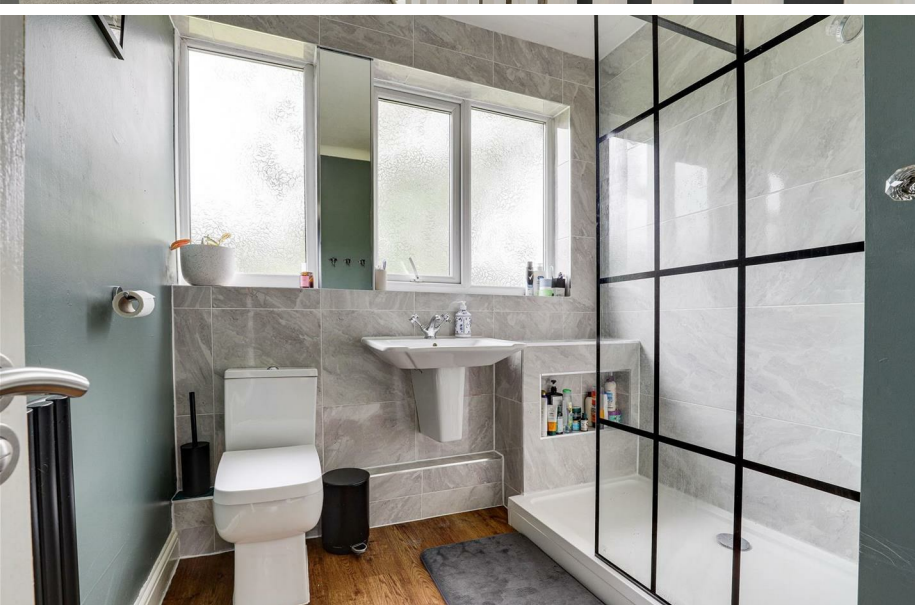


SEMI DETACHED HOUSE...

Welcome to this semi-detached home, ideally located just a short stroll from the tranquil Ilkeston Road Recreation Ground and within easy reach of the picturesque Bramcote Hills Park. This property is also conveniently close to local shops, schools, and a range of other amenities, making it perfect for a growing family. Upon entering, you are greeted by a hallway that leads to a spacious living room featuring a bay window and a feature fireplace. The fitted kitchen dining area is perfect for family meals and entertaining, with double French doors that opens out to the rear garden, allowing for seamless indoor-outdoor living. Upstairs, the first floor offers three well-proportioned bedrooms and a modern three-piece bathroom suite, providing comfortable living spaces for the entire family. Outside, the front of the property boasts a driveway and gated access to the rear. The generously-sized, enclosed rear garden is a true highlight, featuring a well-maintained lawn, a gravelled area ideal for outdoor seating, a practical shed for storage, and a fence-panelled boundary ensuring privacy and security.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen Diner
- Three Piece Bathroom Suite
- Off Street Parking
- Good-Sized Enclosed Rear Garden
- Close To Local Amenities
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Hall

6’5" x 16’9" (1.98m x 5.11m)

The hall has wood-effect flooring, carpeted stairs, a radiator, coving to the ceiling, recessed spotlights, and a solid wood-effect door providing access into the accommodation.

Living Room

11’6" x 16’3" (3.53m x 4.97m)

The living room has s UPVC double glazed bay window to the front elevation, a radiator, a TV point, a recessed chimney breast alcove, a tiled hearth and solid wood mantelpiece, a dado rail, coving to the ceiling, a ceiling rose, and carpeted flooring.

Kitchen Diner

13’8" x 18’4" (4.17m x 5.59m)

The kitchen diner has a range of fitted base and wall units with solid wood worktops, a composite sink and half with a swan neck mixer tap and drainer, space for a range cooker, extractor fan, space for a fridge freezer, space and plumbing for a dishwasher, space for a dining table, recessed spotlights, a vertical radiator, coving to the ceiling, a feature fireplace with a decorative surround, tiled splashback, tiled and wood-effect flooring, a UPVC double glazed window to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

landing

9’2" x 7’4" (2.80m x 2.26m)

The landing has a UPVC double glazed window to the side elevation, coving to the ceiling, carpeted flooring, access into the partially boarded loft with lighting via a pull down ladder, and access to the first floor accommodation.

Bedroom One

14’10" x 11’1" (4.54m x 3.40m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, a fitted double wardrobe, a wrought iron feature fireplace, a picture rail, coving to the ceiling, a ceiling rose, and wood-effect flooring.

Bedroom Two

11’4" x 10’6" (3.47m x 3.21m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes, a wrought iron feature fireplace, coving to the ceiling, and wood-effect flooring.

Bedroom Three

6’5" x 7’0" (1.97m x 2.15m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, and wood-effect flooring.

Bathroom

7’5" x 7’2" (2.27m x 2.20m)

The bathroom has two UPVC double glazed windows to the rear elevation, a low level flush W/C, a wall-mounted wash basin, a walk-in shower enclosure with a wall-mounted shower fixture, coving to the ceiling, recessed spotlights, a column radiator, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a driveway, and gated access to the rear garden.

Rear

To the rear of the property is a good-sized enclosed garden, with lawn, a gravelled area, a shed, fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

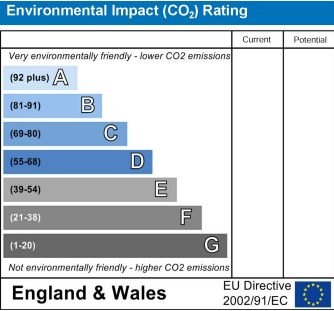
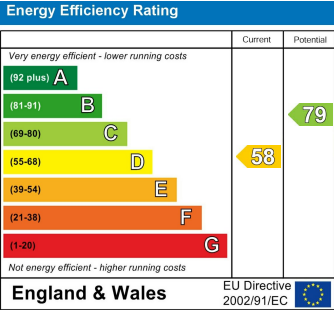
Council Tax Band Rating - Broxtowe Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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