Robert Ellis

look no further...

Arnside,
Stapleford, Nottingham
NG9 7EY

£299,950 Freehold

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THIS IS A RECENTLY UPDATED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS VERY POPULAR RESIDENTIAL AREA, CLOSE TO EXCELLENT LOCAL SCHOOLS AND MANY OTHER AMENITIES AND FACILITIES.

Being located on Arnside, which is a quiet road on the outskirts of Stapleford, this semi detached property has, over recent years, had the kitchen and bathroom fully replaced and offers a beautiful home which is ready to move into without having to carry out any work whatsoever. For the size and layout of the accommodation and privacy of the rear garden, which backs onto open space, to be appreciated, we strongly recommend that interested parties take a full inspection so they are able to see all that is included in this beautiful home for themselves. The property is well placed for easy access to the many amenities and facilities provided by Stapleford and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations, all under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives the benefits from having gas central heating with a Hive control smart heating system and double glazing throughout. Being entered through a stylish composite front door, the accommodation includes a reception hall, the lounge is positioned at the front of the house and this has a coal effect stove set in a chimney breast, the dining kitchen extends across the rear of the property and is exclusively fitted with dark grey handle-less soft closing units and has several integrated appliances and from the kitchen there are double glazed sliding doors leading to the conservatory which provides an additional living area. To the first floor the landing leads to the three bedrooms, with the main bedroom having a range of built-in wardrobes and the luxurious, newly fitted bathroom which has aqua boarding to the walls, a curved bath and separate walk-in shower. Outside there is block paved parking at the front, enclosed car port to the left hand side which has double gates leading out to the front and provides access to the rear where there are Indian sandstone patios, an astroturf lawn, the garage is positioned at the rear of the house and this has a new rubber roof and there is a shed behind the garage with the garden being kept private by having fencing to the boundaries and there is a gate leading out to the open space at the rear of the property.

The property is within easy reach of the excellent local schools which includes George Spencer for older children, Stapleford has a number of local shops which includes an Aldi store and several other retail outlets, with more shopping facilities being found in the nearby towns of Sandiacre, Long Eaton and Beeston, there are healthcare and sports facilities, walks in the nearby open countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Front Door
Stylish composite front door with leaded double glazed inset panel and matching opaque double glazed side panels leading to:

Reception Hall
Stairs with balustrade and panelling to the side wall leading to the first floor, panelling to the lower parts of the walls in the hall, radiator in a decorative housing, Karndean style flooring extending into the lounge and doors with inset glazed panels leading to the lounge and dining kitchen.

Lounge/Sitting Room
12'6 x 11'2 approx (3.81m x 3.40m approx)
The main reception room has a double glazed bow window with fitted blinds to the front, a gas coal effect stove set in a chimney breast with tiled hearth and wooden mantle over, Karndean style flooring, radiator and aerial and power points for a wall mounted TV.

Dining Kitchen
17'8 x 9'9 approx (5.38m x 2.97m approx)
The dining kitchen has recently been re-fitted and has grey gloss handle-less, soft closing units and wood grain effect work surfaces and includes a 1½ bowl sink and a five ring hob set in a work surface which extends to two sides and has an integrated Kenwood dishwasher, deep pan drawers below with the top drawer having a cutlery tray inset, the corner cupboards having carousels below, breakfast bar with seating for four people having shelving at one end, work surface with a double cupboard beneath and a further work surface with a double cupboard below, Belling double oven with deep pan drawers below and a cupboard above, with the cupboard having a power point to house a microwave if required, pull out racked vertical full height larder cupboard and a full height shelved cupboard, housing for a fridge/freezer with a cupboard above, power point for a wall mounted TV, feature vertical radiator, double glazed window with fitted blind to the rear, recessed lighting to the ceiling and drop lights over the eating area, stable door to the side with a double glazed inset panel to the top section, walk-in pantry with shelving and housing the gas and electricity meters, sliding glazed patio doors leading into the conservatory and LVT style flooring.

Conservatory
10'3 x 9'7 approx (3.12m x 2.92m approx)
The conservatory provides an additional living area and has double glazed, double opening French doors leading out to the rear garden and double glazed windows with fitted blinds to three sides, LVT style flooring and panelling to the underside of the roof which helps to regulate the temperature throughout the year.

First Floor Landing
The balustrade continues from the stairs onto the landing, panelling to the lower parts of the walls, double glazed window to the side, hatch with ladder leading to the boarded loft which has a light and also houses the boiler.

Bedroom 1
12'5 x 9'2 plus wardrobes (3.78m x 2.79m plus wardrobes)
Double glazed window to the front, range of wardrobes extending along one wall with two doors having mirrored panels and the wardrobes providing hanging space and shelving and a radiator.

Bedroom 2
10'5 x 9'8 approx (3.18m x 2.95m approx)
Double glazed window overlooking the rear garden and open space beyond and a radiator.

Bedroom 3
7'6 x 7'6 approx (2.29m x 2.29m approx)
Double glazed window overlooking the rear garden and open space beyond, radiator and laminate flooring.

Bathroom
The re-fitted bathroom has aqua boarding to all the walls and includes a curved bath with a mixer tap, a separate shower with aqua boarding to two walls and curved glazed doors and protective screens, a low flush w.c. and hand basin with a mixer tap and two drawers below and a mirror fronted cabinet with lighting to the wall above, chrome ladder towel radiator, recessed lighting to the ceiling and an opaque double glazed window with blind to the front.

Outside
At the front of the property there is a block paved drive and car standing area which provides off road parking for two vehicles and has low level walls to the three boundaries, there is an ornamental outside light to the corner of the garden and double gates to the left hand side which provide access to the car port.

Car Port
There is a recently constructed car port is positioned to the left hand side of the property and has trellis fencing to the side, there are two double power points within the car port, two lights, block paved flooring and there is access from the car port to the garage and rear garden.

At the rear of the property there is an Indian sandstone patio with a further raised patio to the bottom right hand corner of the garden, there is an astroturf lawn, fencing to the three boundaries with a gate leading out to the open space at the rear. An outside tap and external lighting is provided, with there being a shed (6' x 4') which is positioned behind the garage.

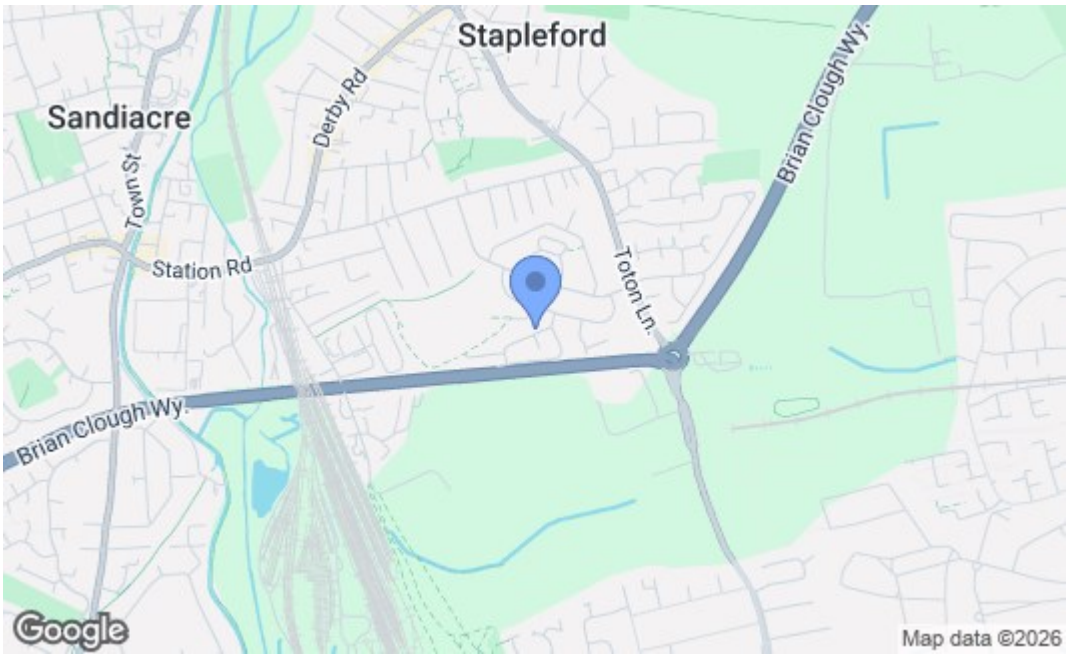
Garage
16'8 x 8' approx (5.08m x 2.44m approx)
A concrete sectional garage with a new rubber roof and having an up and over door to the front. The garage provides an excellent storage facility for the property.

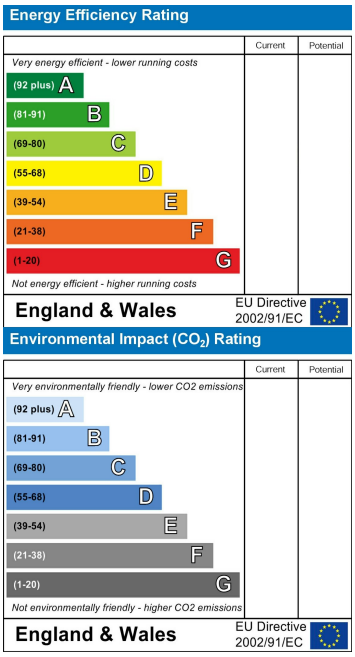
Directions
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield School, and descending in the direction of Bardills roundabout. Look for and take an eventual right hand turn adjacent to the Morrisons convenience and petrol station onto New Eaton Road and take the first left onto Wellspringdale. Follow the bend in the road around to the right before taking an eventual left hand turn onto Silverdale and turn right onto Arnside. The property can then be found on the right hand side identified by our For Sale board.
9160MP

Council Tax
Broxtowe Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 10mbps Superfast 52mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Vodafone, Three
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

Agents Notes
There is a Hive heating system and there are solar panels, more information can be provided.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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