



Bailey Street  
Stapleford, Nottingham NG9 7BD

**£195,000 Freehold**





A NEARLY NEW THREE BEDROOM SEMI DETACHED HOUSE.

This property was constructed in 2019 and offers all the comforts of a modern home with gas central heating served from a combination boiler, UPVC double glazed windows throughout, fully fitted kitchen with built-in appliances and the added benefit of an en-suite shower room to the principal bedroom.

Further features of this property include an integrated American style vacuum cleaning system, off street parking and a contemporary landscaped town garden with raised patio, glass and brushed steel balustrade and lower garden finished with high quality artificial turn. An attractive space to enjoy which is low maintenance.

Located on a residential street conveniently situated close to the town centre of Stapleford and walking distance of many local amenities including national and independent retailers, cafes, restaurants and services, good bus routes linking Nottingham and Derby and easy access to the A52 for Nottingham, Derby, J25 of the M1 motorway and the park and ride for the Nottingham Express tram.

Ready for immediate occupation, this well cared for property would make a fantastic first home and an early internal viewing comes highly recommended.



### Entrance Hall

10'0" x 7'11" increasing to 8'0" approx (3.07m x 2.43m increasing to 2.45m approx)

Composite double glazed front entrance door and double glazed window. Radiator, dog-leg staircase to the first floor with understairs store cupboard housing the integrated vacuum cleaning system.

### Cloaks/w.c.

5'2" x 3'6" approx (1.59m x 1.07m approx)

Incorporating a two piece suite comprising wash hand basin and low flush w.c. Radiator.

### Lounge

14'10" x 9'10" approx (4.53m x 3.02m approx)

Radiator, two TV points, double glazed window and double glazed French doors opening to the terraced patio and garden.

### Kitchen

11'9" x 6'5" approx (3.6m x 1.97m approx)

Incorporating a modern and contemporary fitted range of wall, base and drawer units with square edge work surfacing and inset 1½ sink unit with single drainer and contemporary mixer rinse tap. Built-in electric oven, gas hob and extractor hood over with glass splashback. Integrated fridge, freezer and dishwasher, cupboard housing gas combination boiler, for central heating and hot water. Radiator, double glazed window to the front.

### First Floor Landing

Access via a dog-leg staircase, double glazed window. Radiator, doors to bedrooms and bathroom.

### Bedroom 1

10'0" x 10'0" approx (3.05m x 3.05m approx)

TV point, radiator, double glazed window to the rear and door to:

### En-Suite

5'7" x 5'6" approx (1.72m x 1.69m approx)

Incorporating a three piece suite comprising wash hand basin, low flush w.c. and shower cubicle with twin shower rose, thermostatic control shower. Extractor fan, heated towel rail, double glazed window.

### Bedroom 2

11'9" x 6'5" approx (3.6m x 1.98m approx)

Radiator, double glazed window to the front.

### Bedroom 3

9'4" reducing to 4'9" x 7'10" reducing to 4'5" app (2.85m reducing to 1.45m x 2.41m reducing to 1.36m )

L shaped room, TV point, radiator, double glazed window to the front.

### Bathroom

9'6" x 4'6" approx (2.9m x 1.38m approx)

Three piece suite comprising wash hand basin, low flush w.c., L shaped shower bath incorporating mixer taps with twin shower roses. Shower screen, tiled splashbacks, heated towel rail and extractor fan.

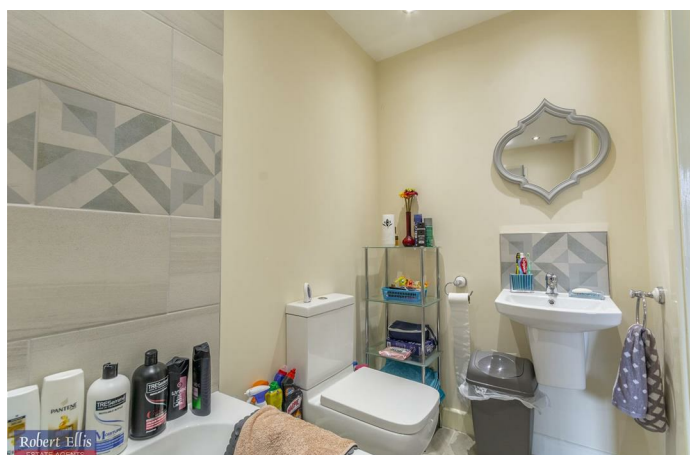
### Outside

Set back from the road with forecourt providing off street parking for up to two vehicles, gated pedestrian access to the side leading to the rear garden which is landscaped and finished with a paved terrace patio area with glass and brushed stainless steel feature balustrade and two steps leading to a lower garden which is finished with high quality artificial turf. External lighting, security light and power point.

### Directions

From our Stapleford branch on Derby Road proceed in the direction of Sandiacre. Bailey Street is approximately the sixth turning on the right where the property can be found on the left hand side.

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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