



Carnforth Close  
Stapleford, Nottingham NG9 7EZ

AN EXTENDED THREE BEDROOM SEMI  
DETACHED HOUSE.

**£245,000 Freehold**



An extended three bedroom semi detached house enjoying fantastic views over a local park to the rear.

Extended to the ground floor to provide for a generous living space, this property also benefits from gas fired central heating served from a combination boiler and double glazed windows throughout. There is ample off-street parking to the front and an attached garage.

**LOCATION, LOCATION, LOCATION!** The property is fantastically placed for families and commuters alike. The generous gardens have gated access onto Archer's Field, a large open space and recreation area. Within walking distance are local schools for all ages, including George Spencer and Fairfield Academies\*. Also within easy reach is the park and ride for the Nottingham tram and the A52 linking Nottingham, Derby and Junction 25 of the M1 motorway. Stapleford town centre has a lot of offer, with a variety of national and independent retailers, including Aldi.

Offered for sale with **NO CHAIN**, this property offers fantastic potential for families to make into their next home.



## ENTRANCE HALL

Double glazed front entrance door, stairs to the first floor, radiator.

## LIVING ROOM

19'8" x 19'2" (6 x 5.86)

This generous space has plenty of room for seating and dining. Radiator, flame effect gas fire, double glazed windows, doors opening to the rear garden.

## KITCHEN

8'10" x 6'11" (2.71 x 2.11)

Range of wall and base units with work surfacing and inset stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine, appliance space, radiator, double glazed window.

## FIRST FLOOR LANDING

Accessed from a dog-leg staircase, double glazed window. Doors to bedrooms and shower room.

## BEDROOM ONE

12'1" x 9'6" (3.7 x 2.9)

Radiator, double glazed window to the rear enjoying views over the garden and parkland beyond.

## BEDROOM TWO

10'7" x 9'2" (3.23 x 2.80)

Radiator, double glazed window to the rear enjoying views.

## BEDROOM THREE

9'7" x 7'6" (2.93 x 2.30)

Radiator, double glazed window to the front.

## SHOWER ROOM

Incorporating a three piece suite comprising wash hand basin, low flush WC, shower cubicle. Partially tiled walls, radiator, cupboard housing gas combination boiler (for central heating and hot water), double glazed window.

## OUTSIDE

The property is set back from the road with a walled and fenced in forecourt-style garden, with driveway and hard standing providing parking for up to two vehicles. This leads to the attached brick built garage. Gated pedestrian access at the side of the house leading to the rear garden

which is of a generous size and well maintained, with patio and lawn, flower and shrub beds and garden shed. There is secure gated access leading to Archer's Field to the rear.

## GARAGE

16'4" x 8'6" (5 x 2.6)

Up and over door to the front, light and power.

## \* AGENTS NOTE

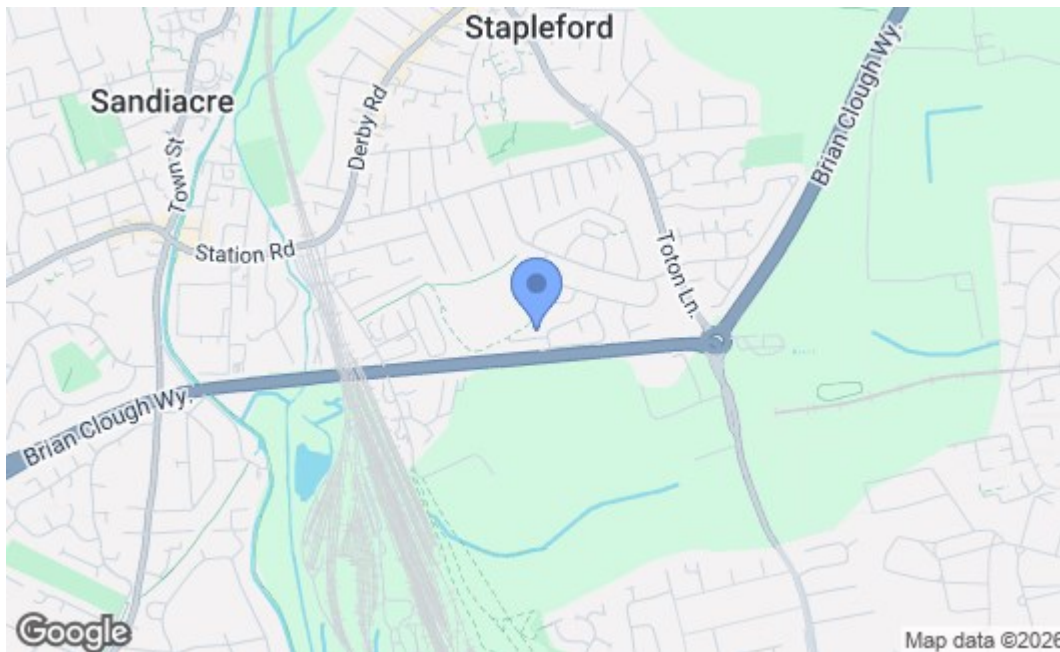
\* We recommend any intending purchaser should make their own enquiries as to the current admission policies of the schools named.



GROUND FLOOR  
  
 1ST FLOOR



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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			
		72	84
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.