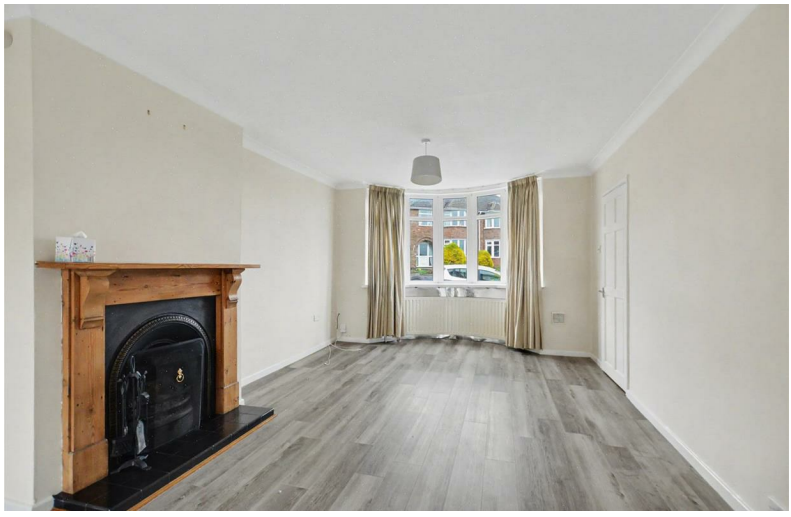
Robert Ellis

look no further. . .



Windsor Street
Stapleford, Nottingham NG9 7HE

A TRADITIONAL DOUBLE HEIGHT BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£259,950 Freehold

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ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS TRADITIONAL DOUBLE HEIGHT BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE CONSTRUCTED BY WESTERMAN HOMES. NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hallway, dual aspect open plan lounge/diner and kitchen. The first floor landing then provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking leading down the left hand side of the property, front and rear gardens, as well as a detached garage to the rear.

The property is located in this popular and established residential location within walking distance of the town centre amenities. There is also easy access to excellent nearby schooling for all ages.

For those needing to commute, there are great transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, Nottingham electric tram terminus situated at Bardills roundabout and the i4 bus service.

Outdoor space is nearby including countryside walks accessed via Baulk Lane fields, as well as Queen Elizabeth Park which incorporates tennis courts, bowling green, children's play area and football pitches.

We believe the property will make an ideal first time buy or young family home and although the property requires a degree of cosmetic upgrading in places, we highly recommend an internal viewing.

ENTRANCE HALL
13'5" x 6'10" (4.09 x 2.10)
Panel and glazed front entrance door set within an open porch with a decorative brick archway, windows to either side of the door, staircase rising to the first floor, radiator, additional double glazed window to the side, meter cupboard, telephone points, useful understairs storage pantry with shelving and the gas meter.

THROUGH LOUNGE/DINER
26'8" x 11'10" (8.15 x 3.63)
A dual aspect room with a double glazed bay window to the front letting in lots of natural light, as well as Georgian-style double glazed French doors opening out to the rear garden with matching double glazed panels to either side of the doors. Bay radiator to the front, additional radiator to the rear, serving hatch through to the kitchen, media points, coving, central chimney breast incorporating an Adam-style fire surround with tiled hearth.

KITCHEN
12'5" x 8'10" (3.79 x 2.70)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite effect roll top work surfaces incorporating a one and a half bowl sink unit with draining board, mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over, built-in eye level oven and grill, plumbing and space for under-counter washing machine and/or dishwasher, double glazed windows to both the side and rear (with fitted roller blinds), serving hatch through to the lounge/diner, tiled flooring, uPVC panel and double glazed exit door leading back onto the driveway.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Loft access point with pull-down loft ladder to a partially boarded lit and insulated loft space. Double glazed window to the side, storage cupboard with shelving, radiator.

BEDROOM ONE
13'11" x 12'1" (4.25 x 3.69)
Double glazed bay window to the front, bay radiator, laminate flooring, media points.

BEDROOM TWO
12'6" x 10'7" (3.83 x 3.24)
Double glazed window to the rear (with fitted roller blind) overlooking the local area, radiator, laminate flooring, full width mirror fronted sliding door wardrobes to one wall with shelving and hanging space.

BEDROOM THREE
6'11" x 6'6" (2.11 x 2.00)
Double glazed window to the front, radiator, telephone points.

BATHROOM
9'3" x 6'11" (2.82 x 2.11)
Four piece suite comprising corner bath with bath seat, mixer tap and handheld shower attachment, corner wash hand basin with mixer tap and tiled splashbacks, push flush WC, separate tiled and enclosed shower cubicle with mains shower and sliding glass screen. Double glazed window to the rear, wall mounted bathroom cabinet, radiator.

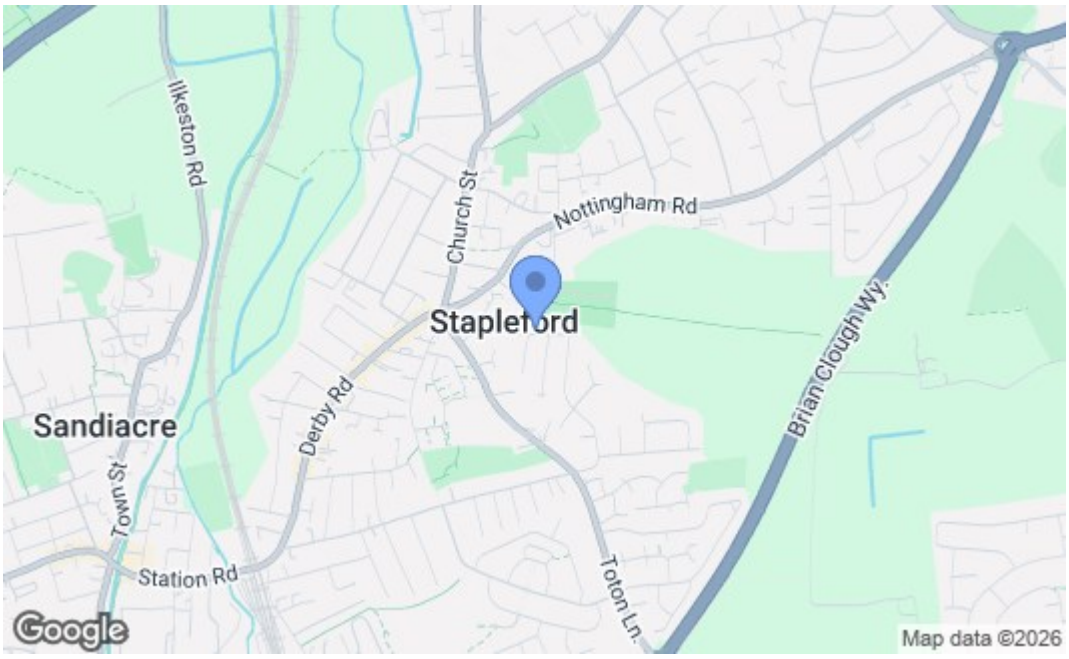
OUTSIDE
To the front of the property, there is a lowered kerb entry point to a driveway which leads down the left hand side of the property providing off-street parking and the provision for an EV charging point at the side of the door. This then leads to the garage and pedestrian access into the rear garden. The front garden has a dwarf brick boundary wall with predominant garden lawn with planted beds and borders housing a variety of bushes and shrubbery.

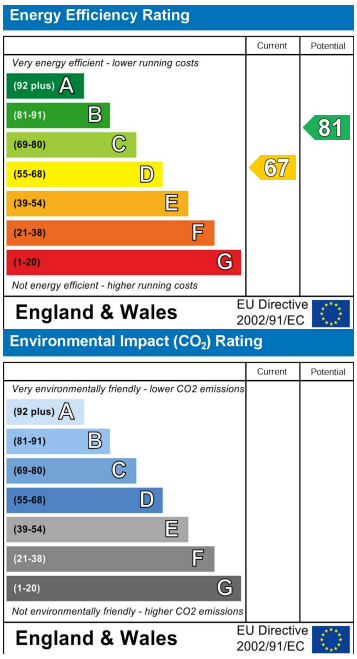
TO THE REAR
The rear garden is of a good overall size, private and non-over looked to the rear, backing onto the local cemetery. The garden is split into two sections, with an initial paved patio area and stepped access leading onto the rear party of the garden which is predominantly lawned with planted beds and borders housing a wide variety of well stocked specimen bushes, shrubs, trees and plants. The garden is enclosed by timber fencing and benefits from a useful garden shed, external water tap and lighting points. Pedestrian side entrance also leads into the garage.

DETACHED GARAGE
Recently re-roofed with an up and over door to the front, window and personal access door to the side.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue up and over the brow of the hill, passing the entrance to Fairfield School before taking a left hand turn onto Blake Road. Eventually veer left onto Windsor Street, where the property can be found on the right hand side, identified by our For Sale board.





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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