Robert Ellis

look no further. . .

41 Wellspring Dale
Stapleford, Nottingham NG9 7ET

A THREE DOUBLE BEDROOM MID TERRACED HOUSE

£175,000

0115 949 0044

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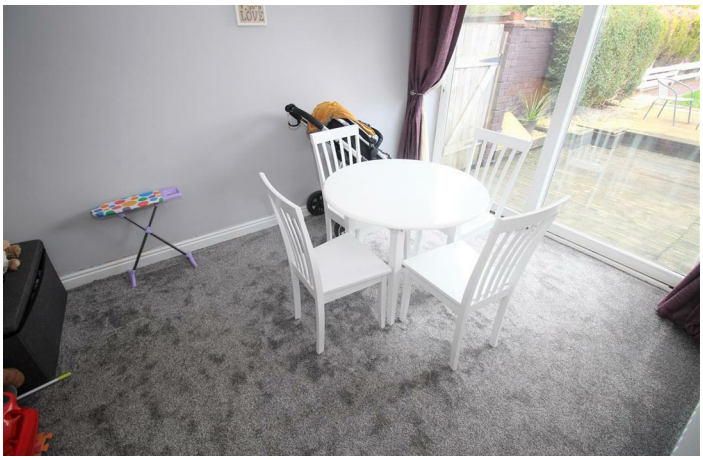
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET A SPACIOUS, THREE DOUBLE BEDROOM MID TERRACED HOUSE, OFFERED FOR SALE FOR THE FIRST TIME SINCE CONSTRUCTION, SITUATED WITHIN THIS SOUGHT AFTER RESIDENTIAL LOCATION WITHIN A STONES THROW OF THE ENTRANCE TO GEORGE SPENCER ACADEMY.

With accommodation over two floors comprising entrance hall, living room, dining room and kitchen to the ground floor. The first floor landing then provides access to three double bedrooms and a bathroom.

Other benefits to the property include off-street parking to the front, gas fired central heating from a combination boiler, double glazing and a generous and enclosed rear garden.

The property itself sits favourably within easy access of schooling for all ages, such as William Lilley, Fairfield and George Spencer Academy. There is also easy access to Stapleford town centre where there is a wide variety of national and independent retailers and shopping facilities, and a variety of transport links including A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardill's roundabout.

We highly recommend an internal viewing.



ENTRANCE HALL
11'10" x 6'3" (3.63 x 1.93)
UPVC panel and double glazed front entrance door, stairs to the first floor, meter cupboard, wall light points, radiator and useful under-stairs storage cupboard.

LOUNGE
13'9" x 11'5" (4.2 x 3.48)
Double glazed window to the front, Adam style fire surround, t.v. and telephone points.

DINING ROOM
12'3" x 8'11" (3.74 x 2.73)
Sliding double glazed patio doors opening out to the rear deck, ceiling rose and radiator.

KITCHEN
11'3" x 10'3" (3.45 x 3.14)
The kitchen comprises a range of matching fitted base and wall storage cupboards with roll top work surfaces. Inset 1½ bowl sink and drainer with mixer tap and tiled splashbacks. Fitted four ring gas hob with oven beneath and extractor over, plumbing for washing machine and dishwasher, space for fridge/freezer, double glazed window to the rear, composite and double glazed door to outside and pantry cupboard.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom, boiler cupboard housing the gas fired central heating combination boiler, wall light point and access to the insulated loft space.

BEDROOM 1
14'3" x 11'8" (4.35 x 3.57)
Double glazed window to the front, radiator and laminate flooring.

BEDROOM 2
14'3" x 10'4" (4.36 x 3.15)
Double glazed window to the rear with fitted blinds, radiator and laminate flooring.

BEDROOM 3
11'8" x 11'3" (3.57 x 3.45)
Double glazed window to the front and radiator.

BATHROOM
8'3" x 5'6" (2.53 x 1.7)
Three piece suite comprising corner bath seat with electric shower over, wash hand basin with mixer tap and push-flush w.c., two double glazed windows to the rear, radiator, spotlights and tiling to the walls.

OUTSIDE
To the front of the property is a lowered kerb frontage to gravel driveway providing off-street parking for two/three cars. To the rear is a generous and enclosed garden, ideal for families, with a good size decked entertaining space leading onto a further paved patio area leading onto a square lawn section. At the bottom of the plot there is a full garden width patio area, also ideal for entertaining and the garden is enclosed by timber fencing with concrete post and gravel boards to the right and rear and hedgerows to the left hand side. Two useful brick outbuildings.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn right onto Toton Lane. Proceed over the brow of the hill, passing the entrance to Fairfield School and continue in the direction of Bardill's roundabout. Look for and take a right hand turn, opposite the Morrisons convenience store onto New Eaton Road and take the first left onto Wellspring Dale. After the bend in the road, the property can then be found on the right hand side, identified by our For Sale Board.

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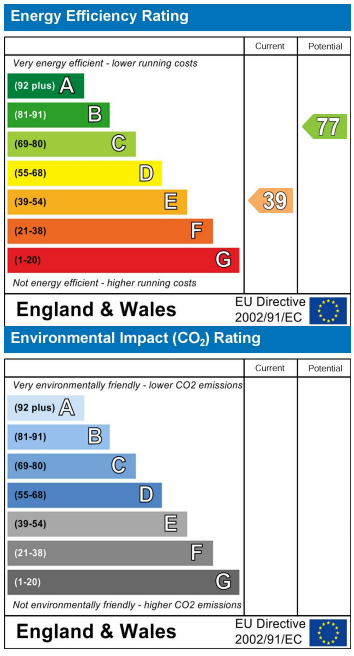

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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