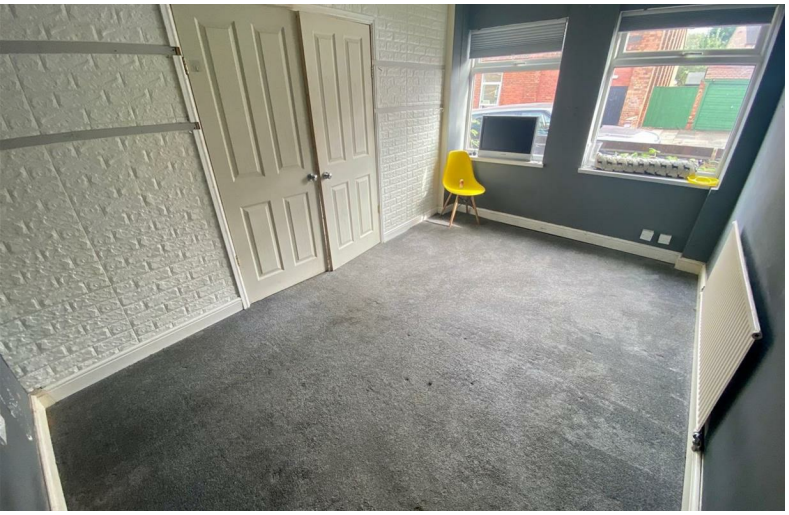
Robert Ellis

look no further. . .



Frederick Road
Stapleford, Nottingham NG9 8FL

£245,000 Freehold

A SUBSTANTIAL DETACHED HOUSE, OFFERING UP TO FIVE/SIX BEDROOMS (THREE CURRENTLY ON THE FIRST FLOOR) WITH FUTURE DEVELOPMENT POTENTIAL, SUBJECT TO PLANNING AND CONSENTS.

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THE RARE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL DETACHED HOUSE, OFFERING THREE FIRST FLOOR BEDROOMS AND SEVERAL GROUND FLOOR RECEPTION ROOMS WHICH COULD EITHER DOUBLE UP AS FURTHER BEDROOMS IF REQUIRED, OR BE SPLIT AND POTENTIALLY USED FOR OTHER MATTERS SUCH AS A HMO, SUBJECT OF COURSE TO THE RELEVANT PLANS AND SIGN-OFFS.

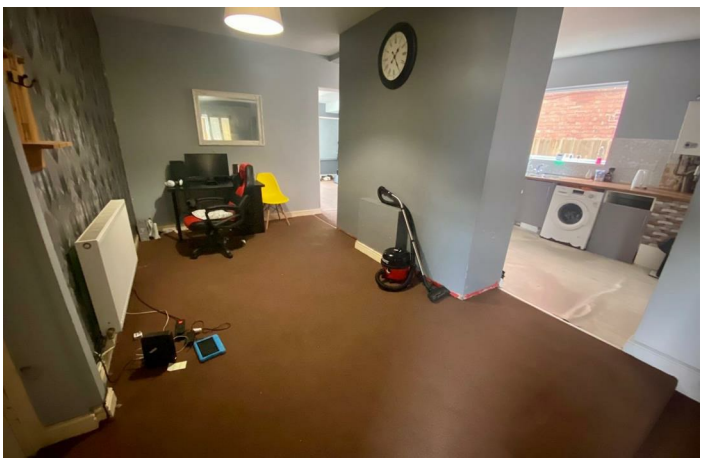
Currently one residential dwelling, we believe the property/plot has the future potential to be used in a variety of different ways, potentially offering a development opportunity for reconfiguration or new dwellings, subject of course to planning approval.

Further benefits include gas central heating, double glazing, garaging and generous outside garden space.

The property sits within this popular Town centre position, thus being close to the shops and services within Stapleford town centre. There is also easy access to an array of excellent nearby schooling for all ages and transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout.

The building is in need of general modernisation and improvement, although offers the rare opportunity to create an individual dwelling or look to put to other uses.

We highly recommend an internal viewing to appreciate the overall size of the property and plot, to obtain your own thoughts on its future use.



ENTRANCE HALL
18'1" x 10'7" (5.53 x 3.23)
UPVC panel and double glazed front entrance door, double glazed window to the front with fitted blind, door with stairs down to the open cellar, radiator, door and turning staircase rising to the first floor. Door to front room and opening through to the kitchen.

KITCHEN AREA
14'8" x 9'4" (4.48 x 2.86)
The kitchen is equipped with a range of contrasting fitted base and wall storage cupboards with laminate roll top work surfacing incorporating 1½ bowl sink with central mixer tap and draining board, tiled splashbacks, plumbing for washing machine, space for further under-counter appliances, wall mounted gas central heating boiler, fitted four ring gas hob with extractor over, oven beneath and tiled splashbacks, double glazed window to the side and opening through to the dining room.

RECEPTION ROOM
13'9" x 8'11" (4.2 x 2.72)
Double glazed window to the side, radiator and door back through to the dining space

DINING ROOM
14'7" x 8'9" (4.47 x 2.67)
Radiator, door to ground floor bathroom, double doors through to the rear sitting room and two further internal doors to the two further ground floor reception rooms.

REAR LOUNGE
20'2" x 19'5" (6.15 x 5.92)
Double glazed French doors opening out to the rear garden, radiator, media points, wall light points and part carpet and part laminate flooring.

GROUND FLOOR BEDROOM
12'8" x 7'10" (3.87 x 2.4)
Double glazed window to the rear, UPVC panel and double glazed side exit door leading out to the side courtyard, radiator and sliding door to:

SITTING ROOM
12'11" x 7'9" (3.96 x 2.37)
Double glazed window to the front, block style window to the front, additional double glazed window to the side, meter cupboard door to study.

STUDY
14'8" x 6'0" (4.49 x 1.84)
Double glazed window to the side and radiator.

FRONT ROOM
14'7" x 8'5" (4.47 x 2.59)
Two double glazed windows to the front, both with fitted blinds, radiator, telephone points and double doors to the second front reception room.

GROUND FLOOR BATHROOM
8'11" x 6'1" (2.72 x 1.87)
Four piece suite comprising corner shower cubicle with mains shower over, push-flush w.c., panel bath with mixer tap and hand-held shower attachment, wash hand basin with mixer tap and storage cupboards beneath, coving, double glazed window to the side, extractor fan and fully tiled walls and floor.

FIRST FLOOR LANDING
Sash style window to the front, doors to all bedrooms and shower room and radiator.

SHOWER ROOM
7'10" x 2'5" (2.39 x 0.76)
Three piece suite comprising shower, wash hand basin, push-flush w.c. with window to side.

BEDROOM 1
14'0" x 13'11" (4.27 x 4.25)
Double glazed window to the front and radiator.

BEDROOM 2
14'9" x 8'10" (4.52 x 2.71)
Double glazed window to the rear and radiator.

BEDROOM 3
11'6" x 10'10" (3.51 x 3.32)
Double glazed window to the rear and radiator.

OUTSIDE
To the front of the property is a central pathway providing access to the front entrance door, picket style fence, pedestrian side gate leading through to the rear and access to the garage via a lowered kerb. Down the side of the garage there is a pedestrian door into the garage, open access to a side courtyard, which in turn leads out to the rear garden, accessed via steps leading down to a lawned garden bounded by brick walls. The rear garden itself is in the main laid to lawn and within the rear garden there is an external lighting point.

AGENTS NOTE
The vendor has replaced the pitched and flat roof to the left side and the flat roof sitting over the rear sitting room was re-done approx a few years ago.

DIRECTIONAL NOTE
From our Stapleford office, proceed immediately right onto Warren Avenue and follow the bed in the road round and continue onto Frederick Road. Continue along and the property can then be found on the left hand side, identified by our For Sale Board.

Ref: 7274nh

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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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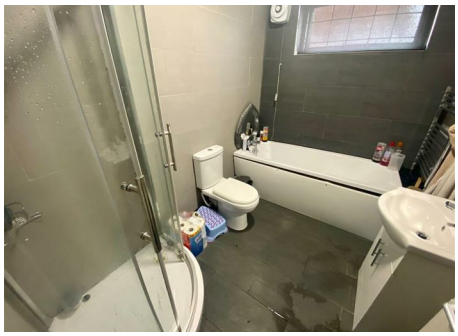

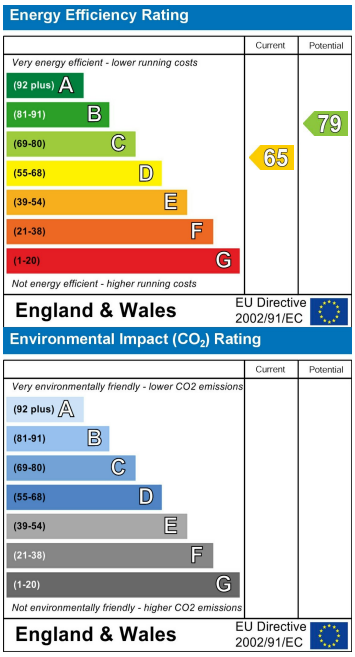

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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