



Blake Road  
Stapleford, Nottinghamshire NG9 7HL

A WESTERMAN DOUBLE HEIGHT BAY  
FRONTED THREE BEDROOM DETACHED  
FAMILY HOUSE

**£275,000 Freehold**

0115 949 0044



/robertellisestateagent



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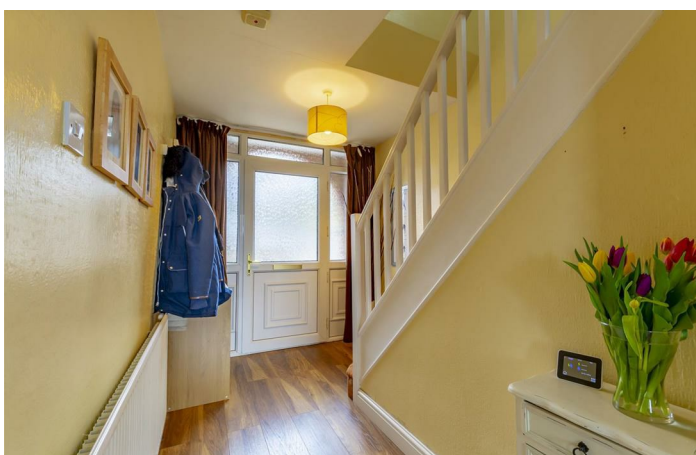
ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET A WESTERMAN CONSTRUCTED, DOUBLE HEIGHT BAY FRONTED, THREE BEDROOM DETACHED FAMILY HOUSE, SITUATED WITHIN THIS SOUGHT AFTER AND ESTABLISHED RESIDENTIAL LOCATION WITH FANTASTIC FAR REACHING VIEWS OVER TOWARDS CLOUDSIDE FARM AND SANDIACRE TO THE REAR.

With accommodation over two floors comprising entrance hall, bay fronted living room and open plan kitchen/diner to the ground floor. The first floor landing provides access to three bedrooms and an 'L' shaped bathroom.

Other benefits to the property include gas fired central heating from a combination boiler, UPVC double glazing, off-street parking, detached garage to rear and front and rear gardens.

The property itself sits favourably within close proximity of highly regarded schools for all ages including William Lilley, Fairfield Junior School and George Spencer Academy Trust. There is also easy access to the shops and services within Stapleford town centre and for those needing to commute there are good road networks nearby such as the A52 for Nottingham, and Derby junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout.

We believe the property would make an ideal first time buy or young family home and highly encourage an internal viewing.



### ENTRANCE HALL

13'3" x 6'11" (4.04 x 2.13)

UPVC panel and double glazed front entrance door with double glazed windows to either side of the door, staircase rising to the first floor, radiator, laminate flooring, alarm control panel, useful understairs storage cupboard housing the gas and electricity meters, doors to living room and kitchen/diner.

### LOUNGE

17'4" x 11'9" (5.3 x 3.6)

Double glazed bay window to the front, wall light points, media points, radiator, feature fireplace with inset log effect fire.

### KITCHEN/DINER

19'10" x 12'7" (6.05 x 3.84)

Equipped with a range of matching fitted base and wall storage cupboards with square edge work surfaces incorporating 1½ bowl sink unit and mixer tap, matching splashboards, fitted five ring gas hob with curved extractor over and double oven beneath, integrated dishwasher and fridge, laminate flooring to match the hallway, opening through to the dining area with ample space for dining table and chairs, breakfast bar area, radiator, sliding double glazed patio doors opening out to the rear garden, spotlights, UPVC panel and double glazed exit door onto the driveway and double glazed window to the rear.

### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom, double glazed window to the side, loft access point to a partially boarded, lit and insulated loft space via pull-down ladders and boiler cupboard housing the gas fired central heating combination boiler.

### BEDROOM 1

12'11" x 11'11" (3.94 x 3.65)

Double glazed window to the rear offering fantastic far reaching views towards Stapleford, Sandiacre and Cloudside Farm and radiator.

### BEDROOM 2

14'0" into bay x 11'11" (4.29 into bay x 3.64)

Double glazed bay window to the front and radiator.

### BEDROOM 3

8'3" x 6'11" (2.54 x 2.13)

Double glazed window to the front and radiator.

### BATHROOM

8'10" x 6'11" (2.71 x 2.12)

White three piece suite comprising panel bath with mixer tap and mains fed shower over with glass shower screen, wash hand basin with mixer tap and storage cupboards beneath and hidden cistern push-flush w.c. Double glazed windows to the side and rear, tiling to walls and floor and heated chrome ladder towel radiator.

### OUTSIDE

To the front of the property there is decorative gravel chippings and pathway providing access to the front entrance door which then leads down the left hand side of the sloping driveway to the detached garage to the rear. The rear garden is split into various sections initially comprising a paved patio area, ideal for entertaining. This then leads down onto a middle lawn section with planted borders and the garden then drops down to a lower decked entertaining space, enclosed by timber fencing with concrete post and gravel boards, which also consists of a timber storage shed.

### DETACHED GARAGE/UTILITY

Up and over door to the front, range of matching fitted white base and wall storage cupboards incorporating single bowl stainless steel sink unit and drainer, plumbing for and space for washing machine, and tumble dryer, double glazed windows to the side, power and lighting points,

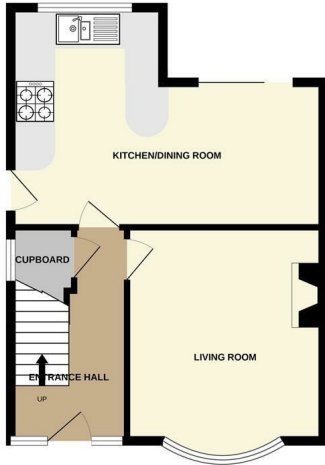
### DIRECTIONAL NOTE

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 take a left turn onto Blake Road. Follow the bend in the road round to the left, passing the turn for Sisley Avenue, over the hill and the property can then be found on the left hand side, identified by our For Sale Board.

Ref: 7457nh



GROUND FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, 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			85
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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.