



**Meadow View**  
**Stapleford, Nottingham NG9 8BU**

A FOUR BEDROOM DETACHED FAMILY  
HOUSE.

**£275,000 Freehold**





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS FOUR BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE WITH VIEWS OVER FARMLAND TO THE REAR, SITUATED WITHIN WALKING DISTANCE OF THE SHOPS AND SERVICES IN STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance hall, utility room, cloakroom/WC, kitchen, lounge and dining area. The first floor landing then provides access to four bedroom (principal with en-suite) and family bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, integral garage with electrically operated garage door. To the rear there is an enclosed garden with side access leading back to the front.

Tucked quietly away with views over neighbouring farmland to the rear, the property still provides east access to the shops and services within Stapleford town centre, a variety of schooling for all ages and good transport links, including the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property would make an ideal long term family home and due to the current shortage of four bedroom detached houses in the area, we highly recommend an internal viewing.





## ENTRANCE HALL

Composite and double glazed front entrance door, radiator, alarm control panel, stairs to first floor, internal door to the garage. Doors to kitchen, living room and ground floor WC.

## KITCHEN

10'9" x 6'0" (3.30 x 1.85)

The kitchen incorporates a matching range of fitted base, wall and drawer units with granite-effect roll edge work surfacing, inset one and a half bowl stainless steel sink unit and single drainer with mixer tap. Built-in electric oven, gas hob and extractor hood over, integrated fridge and freezer, uPVC double glazed window to the front (with fitted blinds), plumbing for dishwasher, tiled floor, tiled splashbacks, radiator, spotlights.

## UTILITY ROOM

5'8" x 5'2" (1.75 x 1.60)

Equipped with a range of wall and base cupboards with granite-effect work surfacing and appliance space, including plumbing for washing machine and space for tumble dryer, uPVC side exit door, tiled floor, extractor fan, tiled splashbacks, radiator.

## CLOAKS/WC

5'8" x 4'1" (1.75 x 1.25)

Incorporating a two piece suite comprising wash hand basin with mixer tap, push flush WC, radiator, extractor fan, uPVC double glazed window, tiled splashbacks.

## LOUNGE

13'6" x 8'11" (4.14 x 2.74)

Radiator, TV and telephone points, electric pebble-effect wall mounted fire, uPVC double glazed window to the rear (with fitted blinds).

## DINING AREA

9'3" x 8'0" (2.82 x 2.44)

Radiator, uPVC double glazed French doors opening out to the rear garden, fitted blinds, laminate flooring, space for dining table and chairs.

## FIRST FLOOR LANDING

uPVC double glazed window to the side, radiator, wood spindle balustrade, loft access point to a partially boarded and lit loft space via drop down ladder with light cable. Doors to all bedrooms and bathroom.

## BEDROOM ONE

11'1" x 9'3" (3.40 x 2.84)

Radiator, uPVC double glazed window to the front, TV and telephone points. Door to en-suite.

## EN-SUITE

7'8" x 2'11" (2.35 x 0.90)

Incorporating a three piece suite comprising wash hand basin, push flush WC, shower cubicle with mains shower. Partially tiled walls and tiled floor, heated towel rail, extractor fan.

## BEDROOM TWO

11'1" x 9'3" (3.40 x 2.84)

Radiator, uPVC double glazed window to the front, TV point.

## BEDROOM THREE

11'1" x 7'8" (3.40 x 2.34)

Radiator, uPVC double glazed window to the rear, views over the neighbouring farmland, TV point.

## BEDROOM FOUR

8'11" x 8'0" (2.72 x 2.44)

Radiator, uPVC double glazed window to the rear, TV and telephone points.

## FAMILY BATHROOM

7'8" x 5'5" (2.36 x 1.66)

Incorporating a three piece suite comprising wash hand basin, push flush WC, panel bath with Mira electric shower over. Chrome heated ladder towel radiator, uPVC double glazed window to the side, tiled walls and floor, extractor fan, mirror fronted bathroom cabinet.

## OUTSIDE

To the front of the property there is a block paved driveway providing car standing leading to the integral garage via electrically operated garage door, dual side access both leading through to the rear garden. The rear garden is enclosed and mainly lawned with timber fencing and dual side access leading back to the front. Paved patio and external lighting point.

## INTEGRAL GARAGE

With electrically operated roller shutter door to the front, power and lighting points, wall mounted gas fired combination boiler (for central heating and hot water). Internal door back to the hallway.

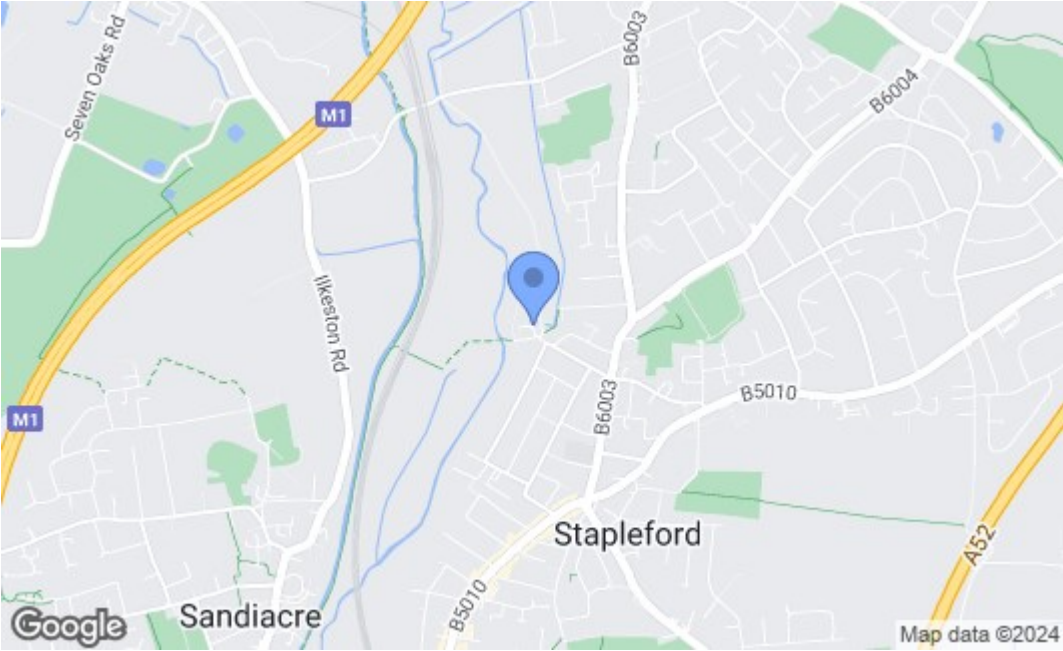
## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the first opportunity, turn left onto Mill Road, identified by the fish and chip shop on the corner. Continue to the end, bearing slightly right into Meadow View. Follow the bend in the road to the left and the property can be found on the right hand side. Ref: 8457NH





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.  
Made with floorplan 01/2020



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		84
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		

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