



Moorfield Court
Stapleford, Nottingham NG9 8LA

£190,000 Freehold

A SPACIOUS & WELL LOOKED AFTER
THREE BEDROOM END TOWN HOUSE
OFFERED FOR SALE WITH NO UPWARD
CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL LOOKED AFTER THREE BEDROOM END TOWN HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION, FRONTING HICKINGS LANE AWAY FROM THE MAIN PART OF THE ESTATE.

With accommodation over two floors, the ground floor comprises entrance hall, living room, spacious full width dining kitchen and utility area. The first floor landing provides access to three bedrooms and a relatively modern three piece shower room.

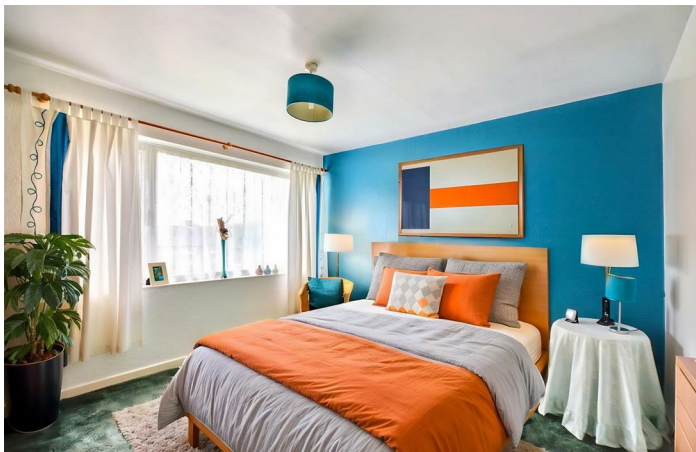
The property also benefits from gas fired central heating from a combination boiler, double glazing and enclosed garden space to the rear.

The property sits on the edge of the estate fronting Hickings Lane which offers easy access to nearby bus services, Hickings Lane Medical Practice, as well as a vast array of nearby schooling for all ages.

There is also easy access to the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

For those looking for outdoor activities, there is also easy access to Bramcote Hills Park and Hickings Lane Recreation Ground.

We believe the property will make an ideal first time buy or young family home. We highly recommend internal viewing.



HALLWAY

13'0" x 5'8" (3.98 x 1.74)

uPVC panel and stained glass front entrance door with matching uPVC panel and stained glass window to the side of the door, staircase rising to the first floor with decorative wood spindle balustrade, radiator, useful understairs storage cupboard, panel and glazed door to the dining kitchen.

LIVING ROOM

14'10" x 12'4" (4.53 x 3.77)

Double glazed window to the front, radiator, media points, feature brick fireplace with plug-in coal effect electric fire. Sliding panel and glazed door to the dining area.

DINING KITCHEN

20'9" x 7'10" (6.35 x 2.39)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with marble effect roll top work surfaces incorporating one and half bowl sink unit with draining board and central swan-neck mixer tap. Decorative tiled splashbacks, fitted double oven, fitted four ring hob with extractor over, plumbing for dishwasher, space for under-counter fridge/freezer, tiled floor, double glazed window to the rear (with fitted roller blind), panel and glazed Georgian-style exit door to the utility area. Opening through to the dining area where there is space for dining table and chairs, radiator, double glazed window to the rear and boiler cupboard housing the gas fired combination boiler (for central heating and hot water).

UTILITY AREA

7'4" x 4'9" (2.24 x 1.47)

Plumbing for the washing machine, space for tumble dryer or other kitchen appliance, wall mounted double storage cabinet, roll top work surfaces. Panel ceiling, wall light point, extra power sockets, uPVC panel and double glazed side exit door leading to the rear garden with matching uPVC panel and double glazed window to the side of the door.

FIRST FLOOR LANDING

Doors to all bedrooms and shower room. Decorative wood spindle balustrade and loft access point.

BEDROOM ONE

11'10" x 11'1" (3.61 x 3.40)

Double glazed window to the front, radiator.

BEDROOM TWO

11'10" x 9'5" (3.61 x 2.88)

Double glazed window to the rear, radiator, storage cupboard.

BEDROOM THREE

8'7" x 8'3" (2.63 x 2.52)

Double glazed window to the front, radiator.

SHOWER ROOM

8'7" x 4'11" (2.63 x 1.5)

Modern white three piece suite comprising walk-in shower cubicle with glass screen and sliding doors, dual attachment mains shower, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Two double glazed windows to the rear, chrome ladder towel radiator.

OUTSIDE

To the front of the property there is a front lawn with planted beds housing a variety of bushes and shrubbery, pathway to the front entrance door, access down the right hand side of the property which then leads into the rear garden.

TO THE REAR

The rear garden is enclosed by brick walls to the boundary line and is split into various sections with a paved patio seating area with access to the external store, ornamental pond with planted rockery housing a variety of bushes and shrubbery, decorative chipped bark, access leading to the pedestrian gate to the rear. Within the garden there is an external water tap.

GARDEN STORE

6'7" x 4'11" (2.01 x 1.51)

uPVC panel and double glazed side entrance door from the garden area with double glazed window to the side of the door.

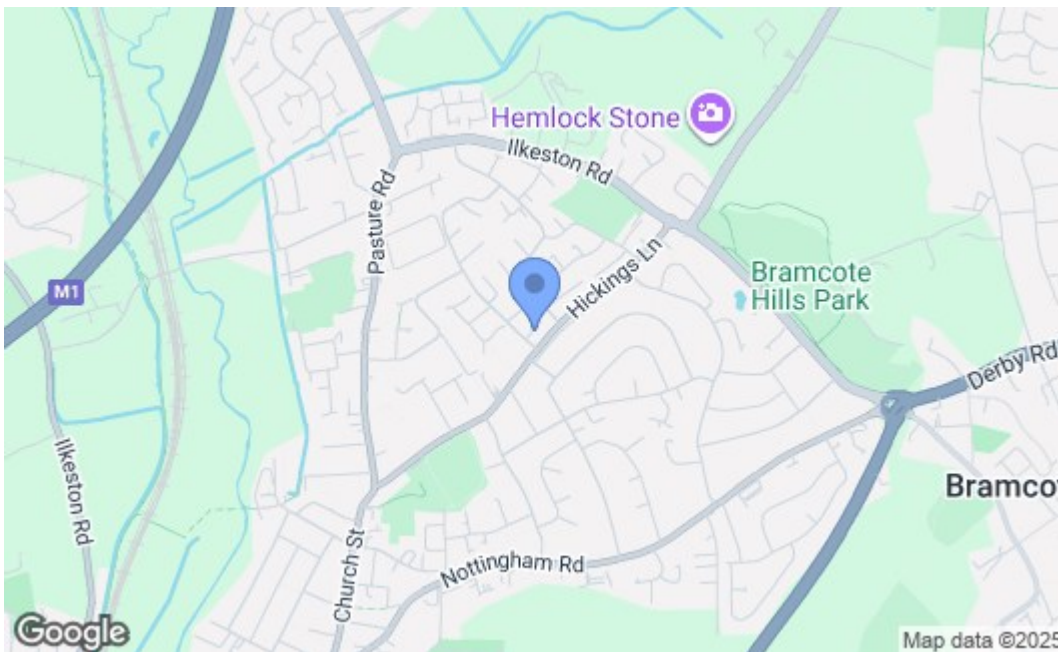
DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane. Proceed past the entrance to Hickings Lane Recreation Ground heading in the direction of Bramcote. The property can then be found set back from the road, off Hickings Lane on the left hand side, identified by our For Sale board.

AGENTS NOTE

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





| Energy Efficiency Rating | | Current | Potential |
|---|--|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | | 86 |
| | | 69 | |
| England & Wales EU Directive 2002/91/EC | | | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales 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.