Robert Ellis

look no further. . .

New Eaton Road
Stapleford, Nottingham NG9 7EF

A SPACIOUS & TARDIS-LIKE EXTENDED THREE BEDROOM SEMI DETACHED HOUSE WITH GENEROUS GROUNDS & GARDENS, AS WELL AS A DOUBLE ATTACHED GARAGE.

Offers Over £300,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS SPACIOUS, EXTENDED AND TARDIS-LIKE THREE BEDROOM SEMI DETACHED HOUSE WITH USEFUL ATTIC SPACE, GENEROUS GROUNDS AND GARDENS, AS WELL AS AN ATTACHED DOUBLE GARAGE TO THE SIDE OF THE PROPERTY OFFERING FURTHER POTENTIAL (SUBJECT TO THE RELEVANT PERMISSIONS AND APPROVALS).

The accommodation comprises entrance hallway, ground floor shower room, through lounge and open plan family dining kitchen to the ground floor. The first floor landing provides access to three bedrooms and a bathroom suite and a further staircase provides access to a useful attic space.

The property also benefits from gas fired central heating from combination boiler, ample off-street parking, double garage and generous gardens to the rear, ideal for families.

The property sits favourably within close proximity of excellent nearby schooling for all ages, such as William Lilley, Fairfield and George Spencer. There is also easy access to fantastic nearby transport links, such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to nearby open space, such as Queen Elizabeth Park and Archer's Field.

There is so much potential for this property, including possibly extending to the side (subject to the usual permissions and approvals), making a forever family home.

We highly recommend an internal viewing.

ENTRANCE HALL
11'9" x 8'0" (3.59 x 2.44)
Composite and double glazed front entrance door, staircase rising to the first floor, radiator, doors to kitchen, lounge and ground floor shower room.

GROUND FLOOR SHOWER ROOM
10'11" x 6'2" (3.34 x 1.88)
Three piece suite comprising tiled and enclosed shower cubicle with dual head mains shower, push flush WC, wash hand basin with mixer tap. Extractor fan, double glazed window to the front, utility space (if required).

THROUGH LOUNGE
20'8" x 10'9" (6.30 x 3.28)
Incorporating a feature log-burning stove, wooden flooring, radiator, media points, double glazed window to the front, glazed French doors opening out to the rear family dining kitchen.

OPEN PLAN FAMILY DINING KITCHEN
15'10" reducing to 10'0" x 12'5" increasing to max (4.85 reducing to 3.05 x 3.81 increasing to max 6.6)
The kitchen incorporates a modern and recently fitted range of matching base and wall storage cupboards and drawers, with marble square top work surfaces and matching breakfast bar incorporating single sink and draining board with central swan-neck mixer tap, matching marble splashboards, fitted induction hob with inset extractor, in-built eye level oven, plumbing for washing machine, integrated dishwasher, breakfast bar space, laminate flooring, vertical radiator, spotlights, opening to the dining area with ample space for dining table and chairs, double glazed windows to the rear (with fitted blinds), uPVC panel and double glazed French doors opening out to the rear garden, panel and glazed Georgian-style doors leading back through to the lounge.

FIRST FLOOR LANDING
Double glazed window to the rear, potential study space overlooking the rear garden, staircase rising to the attic space, doors to bedrooms and bathroom.

BEDROOM ONE
15'5" x 10'11" (4.72 x 3.33)
Overstairs storage space, radiator, double glazed window to the front, laminate flooring.

BEDROOM TWO
11'4" into wardrobe recess x 9'1" (3.46 into wardrobe recess x 2.78)
Radiator, double glazed window to the front, overstairs storage space, laminate flooring.

BEDROOM THREE
8'11" x 8'7" max (2.72 x 2.62 max)
Radiator, double glazed window to the rear, laminate flooring, coving.

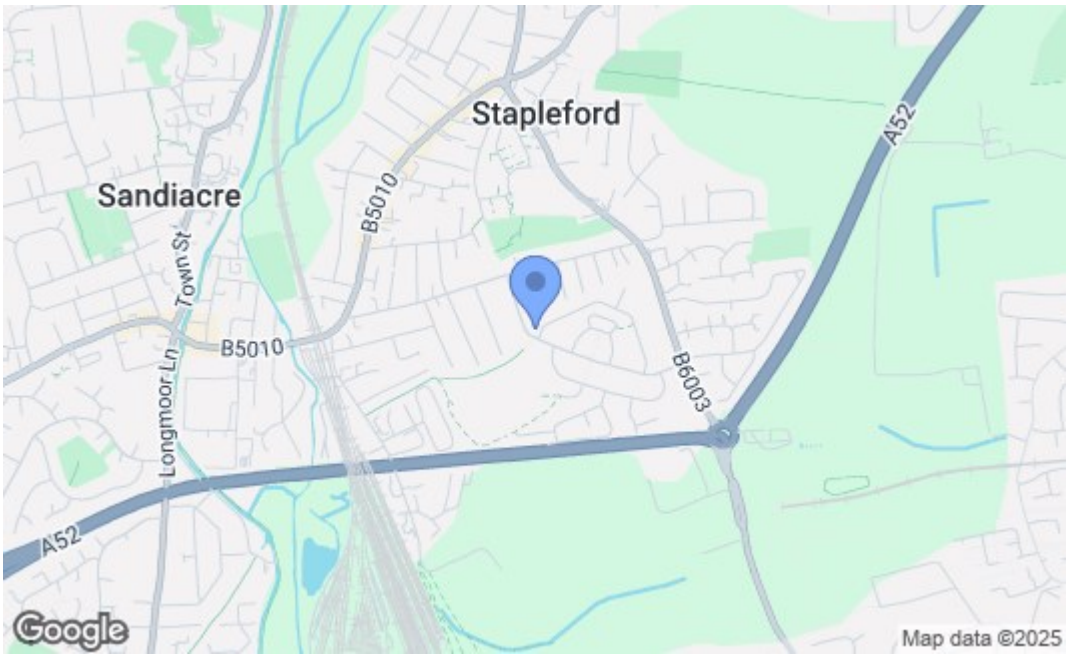
BATHROOM
9'6" x 5'4" (2.91 x 1.65)
White three piece suite comprising pedestal wash hand basin with mixer tap, push flush WC, bath. Heated ladder towel radiator, partially tiled walls, two double glazed windows to the rear.

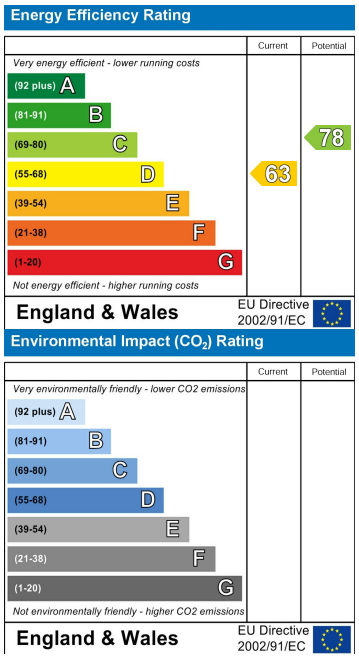
ATTIC SPACE
17'7" x 10'1" (5.38 x 3.09)
This unregulated space could be used for a variety of different purposes with a staircase rising from the first floor landing, radiator, spotlights, eaves storage space, laminate flooring, Velux double glazed roof window.

OUTSIDE
The property is set back from the road on a wide plot with a block paved forecourt providing parking for several vehicles which in turn leads to the double garage. There is an area of garden with broken slate and a variety of bushes and shrubbery. There is a further gravel area for hard standing and pedestrian access leading to the rear. The rear garden is of a generous proportion, ideal for families being split into various sections with lawn and patio flanked with well tended and colourful bedding and borders. Within the garden there is an external water tap and lighting point, access back to the front of the property, as well as personal access door into the garage.

DOUBLE GARAGE
20'8" x 19'5" (6.30 x 5.93)
Twin up and over doors to the front, light and power. The garage has a uPVC door and window to the rear, as well as a storage area.

DIRECTIONS
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 and take the second right hand turn after passing Fairfield School onto New Eaton Road. Follow the road along and the property can be found on the right hand side, identified by our For Sale board.





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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