Robert Ellis

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The Crescent
Stapleford, Nottingham NG9 8JA

AN EXTENDED & ADAPTED THREE BEDROOM/TWO BATHROOM BAY FRONTED SEMI DETACHED HOUSE.

£219,950 Freehold

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ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS EXTENDED AND ADAPTED BAY FRONTED THREE BEDROOM/TWO BATHROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS FAVOURED AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, extended kitchen diner to the rear and ground floor shower room. The first floor landing then provides access to three bedrooms with the principal bedroom benefitting from an en-suite shower room.

Other benefits of the property include gas fired central heating (Ideal combination boiler serviced in March 2022), double glazing, block paved driveway to the front (accommodating four cars) and generous garden space with timber workshop spanning the full width of the rear garden.

The property sits favourably within this popular and established no-through road cul de sac location within easy reach of nearby schooling for all ages. There is also easy access to the nearby town centre and the vast array of national and independent retailers, as well as good transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

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

ENTRANCE HALL
3'7" x 3'3" (1.10 x 1.01)
Composite and double glazed front entrance door, laminate flooring, radiator, alarm control panel, coving, spotlight and staircase rising to the first floor. Door to lounge.

LOUNGE
14'6" x 11'0" (4.43 x 3.37)
Double glazed box bay window to the front (with fitted blinds), radiator, coving, media points, laminate flooring (matching to the hallway) and door to kitchen diner.

DINING KITCHEN
19'1" max x 11'6" (5.83 max x 3.53)
The kitchen area is equipped with a matching range of base and wall storage cupboards with marble effect roll top work surfaces incorporating counter-level one and a half bowl sink unit with draining board, mixer tap and tiled splashbacks. Under-counter plumbing for washing machine and dishwasher, space for cooker with curved extractor fan over and space for full height fridge/freezer, tiled floor, radiator, spotlights, useful understairs pantry. An Ideal combination boiler for central heating and hot water (serviced in March 2022).
Opening through to the dining area which has ample space for dining table and chairs, double glazed windows to both sides and the rear, additional radiator, tiled floor, sloping ceiling with spotlights, uPVC double glazed exit door to the garden.

SHOWER ROOM
11'5" x 4'3" (3.48 x 1.31)
Modern white three piece suite comprising tiled shower cubicle with mains fed shower and glass shower screen, push flush WC and wash hand basin with mixer tap. Partial wall tiling, double glazed window to the rear, spotlights and chrome heated ladder towel radiator.

FIRST FLOOR LANDING
Doors to all three bedrooms, loft access point with pulldown loft ladders to a boarded, lit and insulated loft space. Spotlight, coving and double glazed window to the side.

BEDROOM ONE
11'9" x 10'0" (3.60 x 3.05)
Double glazed window to the front (with fitted blinds), radiator, laminate flooring, TV point, spotlights, full width to one wall mirror fronted sliding door wardrobes and door to en-suite.

EN-SUITE
5'10" x 3'10" (1.80 x 1.18)
Modern white three piece suite comprising double size tiled shower cubicle with concealed pipe shower system and additional handheld shower attachment with sliding glass shower door, hidden cistern push flush WC and wash hand basin with mixer tap and storage cabinet beneath. Fully tiled walls and floor, wall mounted chrome heated ladder towel radiator, spotlights, Xpelair extractor fan and double glazed window to the front.

BEDROOM TWO
11'1" x 7'11" (3.40 x 2.43)
Double glazed window to the rear overlooking the rear garden and allotments beyond (with fitted blinds), radiator and coving.

BEDROOM THREE
7'5" x 6'10" (2.27 x 2.10)
Double glazed window to the rear (with fitted blinds), TV point, spotlights and laminate flooring.

OUTSIDE
To the front of the property there is a spacious block paved driveway providing off-street parking comfortably for four cars, access to the front composite door and pedestrian access down the left hand side of the property through to the rear.

REAR GARDEN
Enclosed by timber fencing to the boundary lines, paved pathway providing access to the foot of the plot where a full width timber workshop can be found which has the benefit of power and light. The rear garden is lawned with planted borders housing a variety of bushes and plants. External lighting point and water tap.

DIRECTIONAL NOTE
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, veer left onto Pasture Road and proceed in the direction of Trowell. Adjacent to the turning for Moorbridge Lane, turn right onto The Crescent and the property can then be found on the right hand side.

Ref: 7690NH

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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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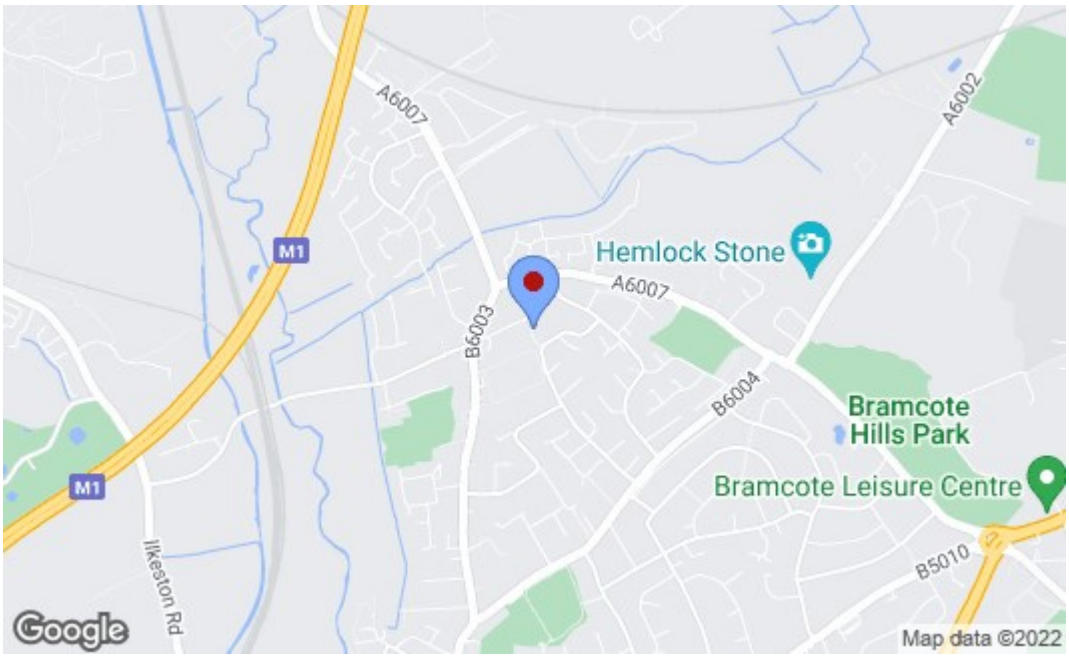

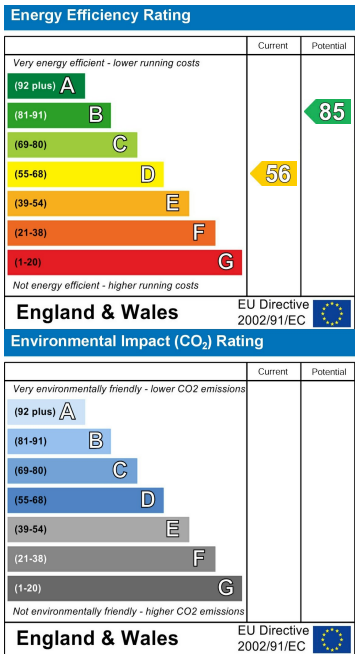

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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