Robert Ellis

look no further. . .

Arnside

Stapleford, Nottingham NG9 7EY

A WELL PRESENTED AND RECENTLY RENOVATED THREE BEDROOM SEMI DETACHED HOUSE.

Offers Over £235,000 Freehold

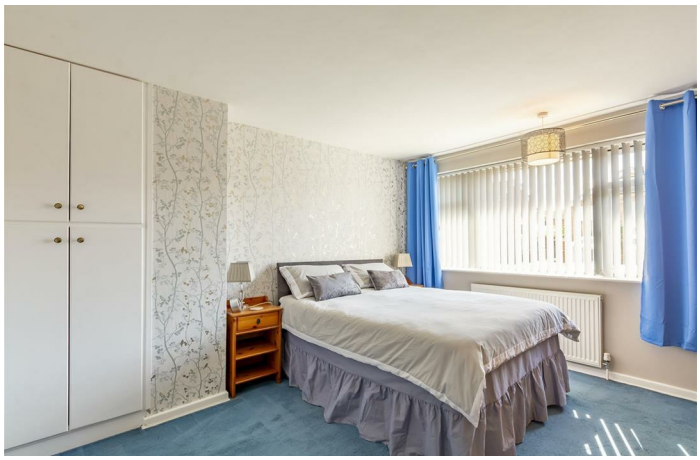
ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET FOR THE FIRST TIME SINCE CONSTRUCTION THIS RECENTLY RENOVATED THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors comprising entrance hall, through lounge diner and kitchen to the ground floor. The first floor landing then provides access to three bedrooms and a modern bathroom suite.

Other benefits to the property include gas fired central heating from a combination boiler positioned in the attic space and installed in 2015, uPVC double glazing, recently replaced front and back composite doors, a 2016 Electrical Condition Report Testing, off-street parking and generous garden space backing onto the entrance to Archers Field.

The property sits favourably within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust. There is also easy access to the shops and services within Stapleford town centre, as well as a variety of nearby 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 or young family home and we would highly encourage an internal viewing.



ENTRANCE HALL
12'9" x 6'1" (3.89 x 1.86)
Recently replaced central composite and double glazed front door with full height double glazed windows to either side of the door, staircase rising to the first floor, radiator, dado rail and coving. Internal doors to the through lounge and kitchen.

KITCHEN
10'5" x 7'11" (3.18 x 2.43)
The kitchen is equipped with a matching range of handless base and wall storage cupboards with square edge work surfacing incorporating one and a half bowl sink unit with central mixer tap and draining board, fitted AEG four ring gas hob with extractor canopy over and oven beneath, integrated appliances including fridge/freezer, microwave, washing machine and dishwasher, and larder cupboard. Double glazed window to the rear with fitted blinds overlooking towards the rear garden, composite and double glazed side exit door with inset 'Perfect-fit' blinds and door to understairs pantry which houses the meters and has the ability of a power point.

THROUGH LOUNGE DINER
23'3" x 11'9" (7.10 x 3.59)
The front half of the room occupies the current living space with a double glazed window to the front, media points, coving and feature fire surround incorporating a coal effect electric fire. The rear part of the room is currently occupied with the dining area with a further double glazed window to the rear, radiator and coving.

FIRST FLOOR LANDING
Double glazed window to the side with fitted blinds, coving, doors to all bedrooms and bathroom, loft access point to a partially boarded, lit and insulated loft space via pulldown loft ladders. The gas fired central heating combination boiler is also located within the loft space.

BEDROOM ONE
12'4" x 11'6" (3.77 x 3.51)
Double glazed window to the front with fitted blinds, radiator and fitted double storage cupboard.

BEDROOM TWO
10'11" x 10'0" (3.34 x 3.07)
Double glazed window to the rear with fitted blinds overlooking the garden and Archers Field beyond, and radiator.

BEDROOM THREE
7'10" x 7'10" (2.41 x 2.41)
Double glazed window to the rear with fitted blinds overlooking the rear garden and Archers Field beyond, radiator and coving.

BATHROOM
6'5" x 6'3" (1.98 x 1.92)
White three piece suite comprising "P" shaped bath with central mixer tap and mains ran shower over with glass shower screen, wash hand basin with mixer tap and storage cupboards beneath, and hidden cistern push flush WC. Fully tiled walls, double glazed window to the front with fitted blinds, vertical towel radiator and displayed tile shelving and worktop space.

OUTSIDE
To the front of the property there is a lowered kerb frontage providing access to a block paved side-by-side driveway comfortably fitting two cars. The front garden is well established with a variety of plants, bushes and shrubbery behind a dwarf brick boundary wall. Access to the front entrance door and pedestrian access leading down the left hand side of the property towards the rear garden. Down the side, beyond the gates, there is a continuation of the block paving from the front which in turn leads to the garden. Within the garden there are two useful timber storage sheds and a greenhouse and the rear garden is split into two sections with an initial paved patio area (ideal for entertaining) with an array of soil and chipped bark borders housing a specimen selection of bushes and shrubbery, a potential vegetable patch or lawn area towards the foot of the plot enclosed by timber fencing and hedgerows to the boundary lines. Within the garden there is an external water tap and lighting point.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield School, and descending in the direction of Bardills roundabout. Look for and take an eventual right hand turn adjacent to the Morrisons convenience and petrol station onto New Eaton Road and take the first left onto Wellspringdale. Follow the bend in the road around to the right before taking an eventual left hand turn onto Silverdale and turn right onto Arnside. The property can then be found on the right hand side identified by our For Sale board.

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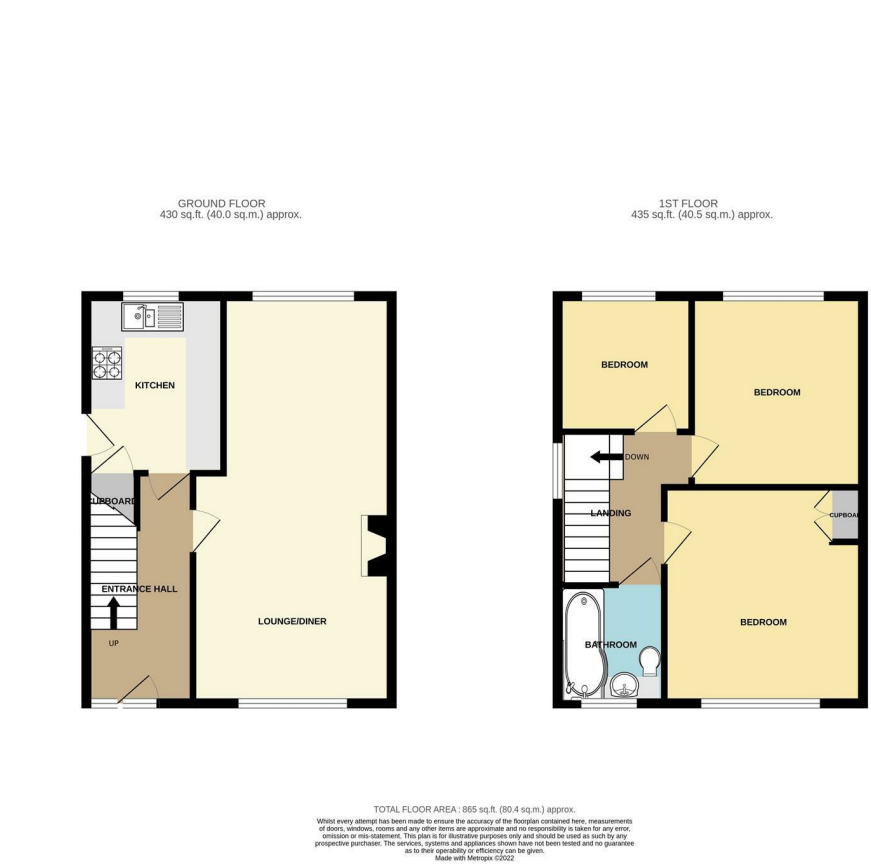

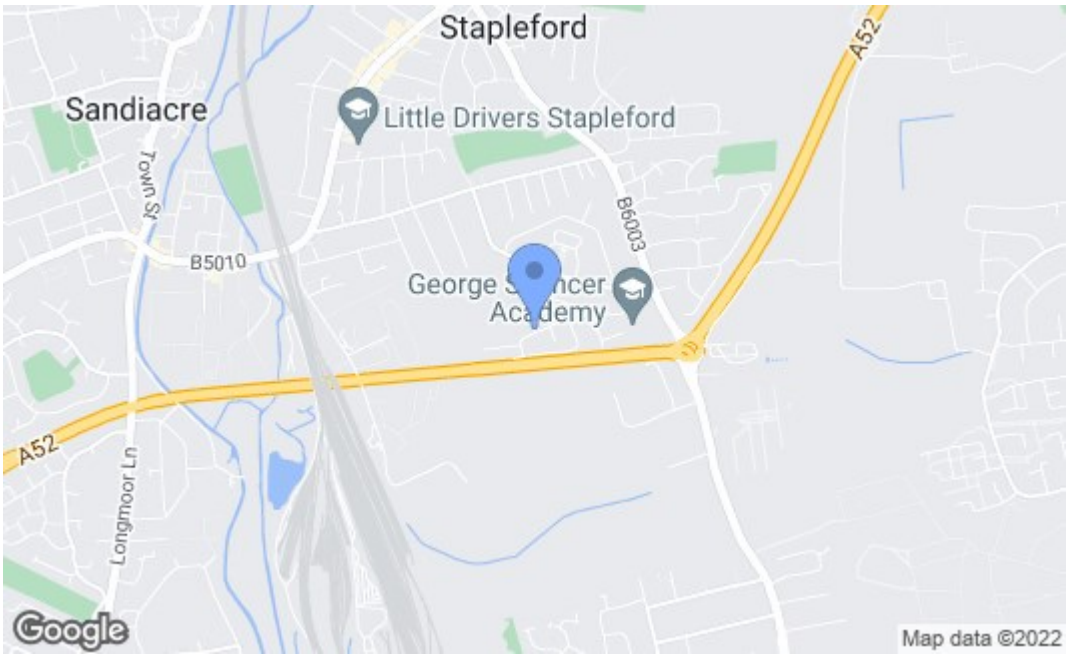

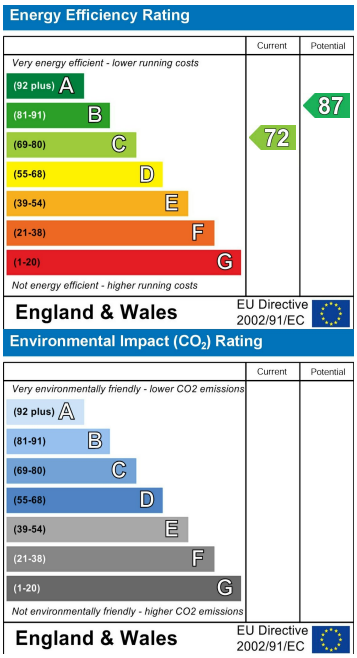

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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