Robert Ellis

look no further. . .

A THREE BEDROOM MID TOWN HOUSE.

Meredith Court

Stapleford, Nottingham NG9 8LW

£200,000 Freehold

0115 949 0044

/robertellisestateagent

@robertellisea

A first glance is not nearly enough to fully appreciate this surprisingly spacious three bedroom mid town house.

What sets this property apart from many is the courtyard to the rear providing off-street parking for two vehicles. The property also enjoys an open aspect to the front over playing fields.

This particularly well presented property comes to the market in a ready to move into condition with the benefit of gas fired central heating served from a combination boiler and double glazed windows throughout. There is a modern, fully fitted kitchen, living room and a separate dining room which could also be used as a family room, etc.

The property has three well proportioned bedrooms, ideal for young families, as well as those looking to work from home.

Situated in this popular residential suburb, close to local schools and amenities, as well as a regular bus service. For those looking to commute, within a few minutes drive is the A52 which links Nottingham and Derby, as well as Beeston, Queen's Medical Centre and Nottingham University, and Junction 25 of the M1 motorway for further afield.

This property is ideal for first time buyers with space to grow into a family home. Viewing is highly recommended.

ENTRANCE HALL
Double glazed window and front entrance door, stairs to the first floor with useful understairs storage area, radiator. Doors to living room and kitchen.

LIVING ROOM
14'11" x 12'4" (4.56 x 3.76)
Adam-style fire surround with electric flame effect fire, radiator, double glazed window to the front, opening to dining room.

DINING ROOM
8'11" x 8'0" (2.73 x 2.46)
A versatile space that could also be used as a second sitting room, playroom, etc., radiator, patio doors to the rear garden. Door to kitchen.

KITCHEN
11'9" x 8'5" (3.59 x 2.57)
Incorporating a range of modern fitted wall, base and drawer units with worktops and inset one and a half bowl sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Appliance space, wall mounted gas combination boiler (for central heating and hot water). Double glazed window to the rear, door to utility room.

UTILITY ROOM
14'3" x 3'6" (4.36 x 1.09)
Fitted units to match the kitchen with worktops, plumbing and space for washing machine, space for tumble dryer. Radiator, double glazed windows and door to rear garden.

FIRST FLOOR LANDING
Loft hatch with ladder to partially boarded loft. Doors to bedrooms and bathroom.

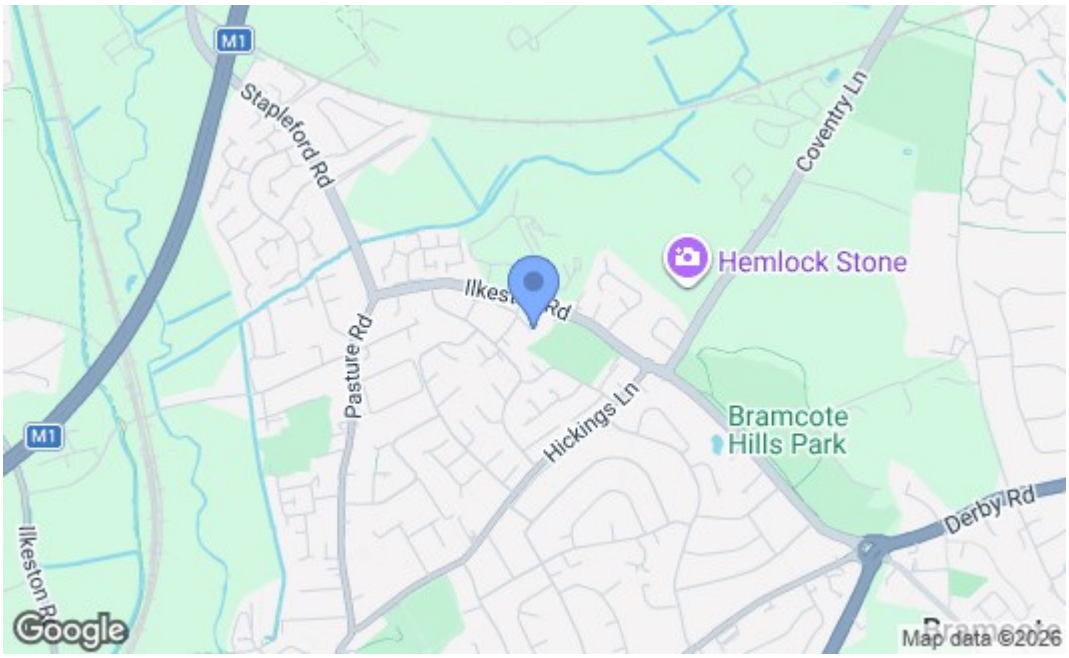
BEDROOM ONE
11'9" x 10'11" (3.59 x 3.34)
Radiator, double glazed window to the front enjoying views over the park.

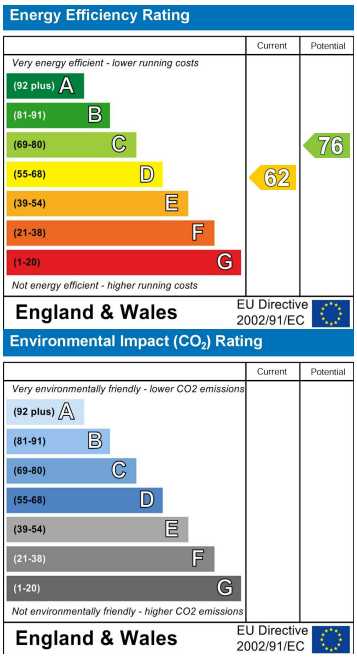
BEDROOM TWO
11'10" x 7'8" (3.63 x 2.36)
Radiator, fitted cupboard, double glazed window to the rear.

BEDROOM THREE
8'11" x 8'9" (2.72 x 2.69)
Storage cupboard, radiator, double glazed window to the front.

FAMILY BATHROOM
8'8" x 5'1" (2.65 x 1.55)
Modern three piece suite comprising pedestal wash hand basin, low flush WC, "L" shaped shower bath with shower and screen over. Heated towel rail, bathroom cabinet, double glazed window.

OUTSIDE
To the front, there is an open plan garden laid to lawn. Situated on a pedestrianised boulevard with pathway leading around to the rear courtyard. The property enjoys a view over open space and playing fields to the front. To the rear, the garden has been split into two distinct areas. Beyond the rear elevation is an enclosed garden with block paved patio area, section laid to lawn and raised bed. There is a block paved pathway leading to a gate beyond which is a block paved courtyard which provides off-street parking for two vehicles. There are low level gates to the entrance.





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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044