Robert Ellis

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Nottingham Road
Stapleford, Nottingham NG9 8AR

A FOUR BEDROOM DETACHED COTTAGE STYLE PROPERTY, SITUATED ON A GARDEN PLOT OF JUST OVER A QUARTER OF AN ACRE

£495,000 Freehold

0115 949 0044

/robertellisestateagent

@robertellisea

WE HAVE GREAT PLEASURE IN OFFERING FOR SALE THIS FOUR BEDROOM DETACHED COTTAGE STYLE PROPERTY, SITUATED ON A GARDEN PLOT OF JUST OVER ONE QUARTER OF AN ACRE.

Originally built as a double fronted detached cottage in the early 1920s and extended some fifty years or so ago, the property has well balanced accommodation with three reception rooms, fitted kitchen, utility room and generous conservatory enjoying aspects over the rear garden. To the first floor the landing provides access to four bedrooms, the principal with en suite shower room and family bathroom.

A feature of this property is the garden plot on which it sits, with ample off-street parking, detached brick built garage and mature and well kept rear gardens with expansive lawn, attractive Indian York stone terrace and patio area, flanked with colourful bedding and a small orchard with a variety of fruit trees.

Located in this highly regarded residential suburb, great for families and commuters alike as schools for all ages are within easy reach. The property stands on a regular bus route and the A52 for Nottingham, Derby and junction 25 of the M1 Motorway is a short drive away. The local town offers a variety of shops and amenities and the nearby larger town of Beeston is also on hand to provide for larger supermarkets and a newly opened cinema. Slightly further away, but also commutable is Nottingham University and Queens Medical Centre.

This well presented property is centrally heated and double glazed throughout and has the benefit of a generous conservatory running the full width of the property, with glazed roof and exploits the views over the rear garden.

A viewing of this property and gardens is highly recommended.

ENTRANCE HALL
Composite double glazed front entrance door, stairs to the first floor, radiator, doors to lounge and sitting room.

SITTING ROOM
13'5" x 10'11" (4.09 x 3.34)
Useful deep built-in cupboards with shelving, radiator, double glazed window to the front and door to kitchen.

KITCHEN
15'10" x 8'1" (4.84 x 2.47)
Incorporating a range of fitted wall, base and drawer units with roll edge work surfacing and inset 1½ bowl stainless steel sink unit with single drainer. Built-in dishwasher, concealed space and plumbing for washing machine. Cupboard housing gas boiler (for central heating and hot water,) walk-in pantry, radiator, double glazed window to rear, connecting door to dining room and door to rear lobby.

REAR LOBBY
5'5" x 3'1" (1.67 x 0.96)
Double glazed rear exit door and door to cloaks/w.c.

CLOAKS/W.C.
Incorporating a two piece suite comprising wash hand basin and low flush w.c., heated towel rail and double glazed window.

LOUNGE
14'0" x 9'2" (4.27 x 2.81)
Two radiators, double glazed bay window to the front. Connecting door to dining room.

DINING ROOM
12'9" x 12'3" (3.91 x 3.75)
Radiator, double glazed patio doors leading to conservatory.

CONSERVATORY
19'8" x 7'10" (6 x 2.41)
UPVC double glazed construction with double glazed clear roof, French doors opening to the rear garden.

BEDROOM 1
12'9" x 12'5" (3.91 x 3.81)
Radiator, double glazed window to the rear and door to en suite.

EN SUITE
8'3" x 5'10" (2.53 x 1.8)
Incorporating a three piece suite comprising pedestal wash hand basin, low flush w.c. and shower cubicle with thermostatically controlled shower. Heated towel rail, built-in airing cupboard with hot water system and double glazed window to the rear.

BEDROOM 2
12'6" reducing to 9'1" x 10'9" (3.83 reducing to 2.79 x 3.3)
Walk-in storage, radiator and double glazed windows to the front.

BEDROOM 3
14'1" x 9'3" (4.3 x 2.82)
Radiator and double glazed window to the front.

BEDROOM 4
9'4" x 8'0" (2.85 x 2.44)
Radiator and double glazed window to the front.

BATHROOM
9'1" x 8'2" (2.78 x 2.51)
Incorporating a three piece suite comprising pedestal wash hand basin, low flush w.c. and panel bath with Mira thermostatically controlled shower over. Partially tiled walls, radiator and double glazed window.

OUTSIDE
The property is set back from the road with a well screened front garden laid to gravel for ease of maintenance and allows for additional vehicle standing. Block paved driveway, again providing off-street parking, running alongside the property which gives access to the detached brick built garage. There is also gated access to the rear garden from the driveway. The rear gardens are extensive and beautifully presented comprising an Indian flagstone patio with tall retaining wall to provide deep colourful bedding and steps leading to the main gardens with an expansive lawn, central flower bed and a variety of specimen and ornamental trees. The lawn continues past Cypress trees and a Deodar Cedar to an area with a number of fruit trees providing a small orchard with soft fruit canes and vegetable patch.

GARAGE
22'11" x 10'10" (7 x 3.32)
Brick construction with a pitched tiled roof, electric roller up and over door to the front and UPVC door to the side. Light and power.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and continue over onto Nottingham Road, Stapleford. Head towards Bramcote where the property can be found on the right hand side.

Ref: 7226ps

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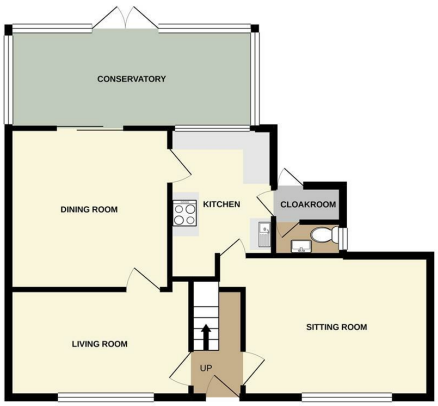
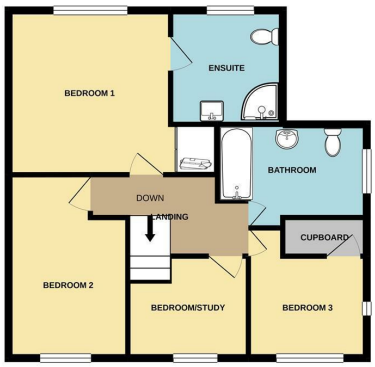
GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1312 sq.ft. (121.9 sq.m.) approx.

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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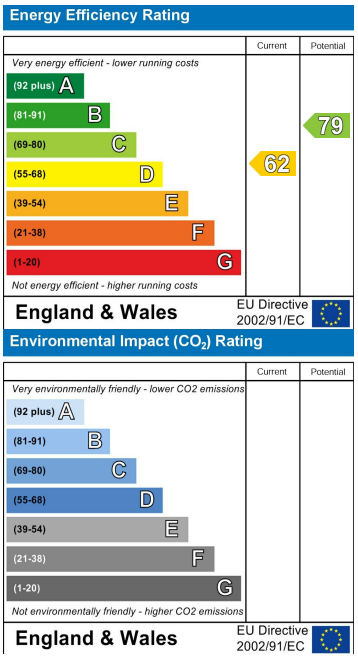

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30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044