Robert Ellis

look no further. . .

Harriett Street
Stapleford, Nottingham NG9 8FG

A THREE BEDROOM SEMI DETACHED HOME.

Offers Over £220,000 Freehold

0115 949 0044

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Behind this traditional facade lies a modern and contemporary three bedroom semi detached home.

Offering a stylish and modern interior which has been sympathetically designed to retain the character of this original 1920's property, whilst offering up to date living accommodation. The property is double glazed and gas fired central heating is served from a combination boiler (installed approximately 1 year ago).

Upon opening the front door, you enter into a welcoming hallway to staircase and door leading through to the living room. The dining kitchen is a bespoke range of fitted units with recessed electric oven and five ring gas hob (great for those who enjoy cooking). There is room for dining and entertaining with a fixed bench style seat. There is a useful separate utility room and cloakroom/WC.

The first floor landing provides access to the three bedrooms, as well as a modern shower room/WC.

Situated in this popular residential suburb, the property enjoys an attractive landscaped rear garden which include a decked area (great for al fresco dining) and a contemporary waterfall. Located within walking distance of the local shops and facilities in Stapleford town centre, as well as being ideally situated for those looking to commute as good road networks link to the larger nearby town of Beeston, Nottingham University, QMC, Nottingham city centre and Derby to the West, as well as Junction 25 of the M1 motorway.

This property will make an ideal first time purchase with room to expand into a family home and with three bedrooms the property is also great for those looking to work from home.

Internal viewing is recommended.

ENTRANCE HALL
Double glazed front entrance door, radiator, stairs to the first floor with feature staircase.

LIVING ROOM
14'11" x 11'10" (4.55 x 3.63)
Feature chimney breast with inset electric faux log burner, feature radiator, original full height pitched pine cabinet, double glazed square bay window to the front.

DINING KITCHEN
12'2" x 11'1" (3.71 x 3.40)
Incorporating a range of bespoke wall, base and drawer units, blockwork surfacing and inset sink unit with drainer and feature swan-neck mixer tap over. Integrated electric oven, five ring gas hob. Appliance space, cupboard housing 'Baxi' gas combination boiler (for central heating and hot water), fitted bench style seat, eye level display units, double glazed window to the rear. The fridge and freezer (less than 3 months old) are included within the sale.

UTILITY ROOM
8'3" x 4'11" (2.52 x 1.50)
Fitted bench seat with storage under, plumbing and space for washing machine, understairs store cupboard, double glazed window and door to the rear. Door to cloaks/WC.

CLOAKS/WC
Incorporating a two piece suite comprising wash hand basin with a vanity unit, low flush WC, double glazed window.

FIRST FLOOR LANDING
Double glazed window, hatch and ladder to partially boarded loft.

BEDROOM ONE
11'10" x 9'10" (3.61 x 3)
Radiator, double glazed window to the front.

BEDROOM TWO
11'7" x 11'2" (3.55 x 3.42)
Original ornate cast iron fireplace with tiled hearth, radiator, double glazed window to the rear.

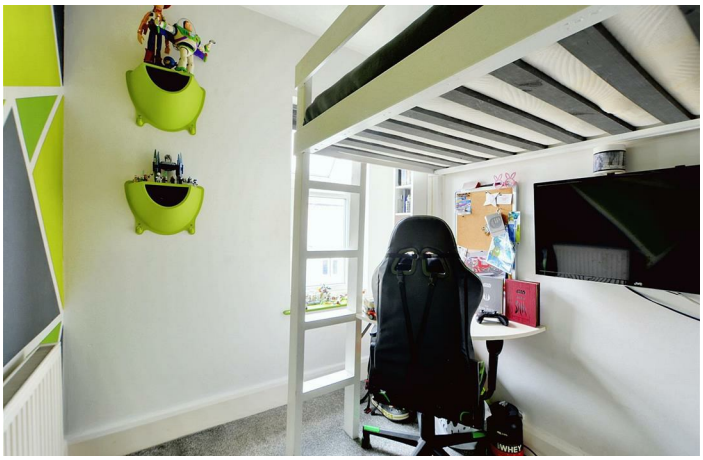
BEDROOM THREE
8'2" x 6'4" (2.5 x 1.95)
Radiator, double glazed window to the front.

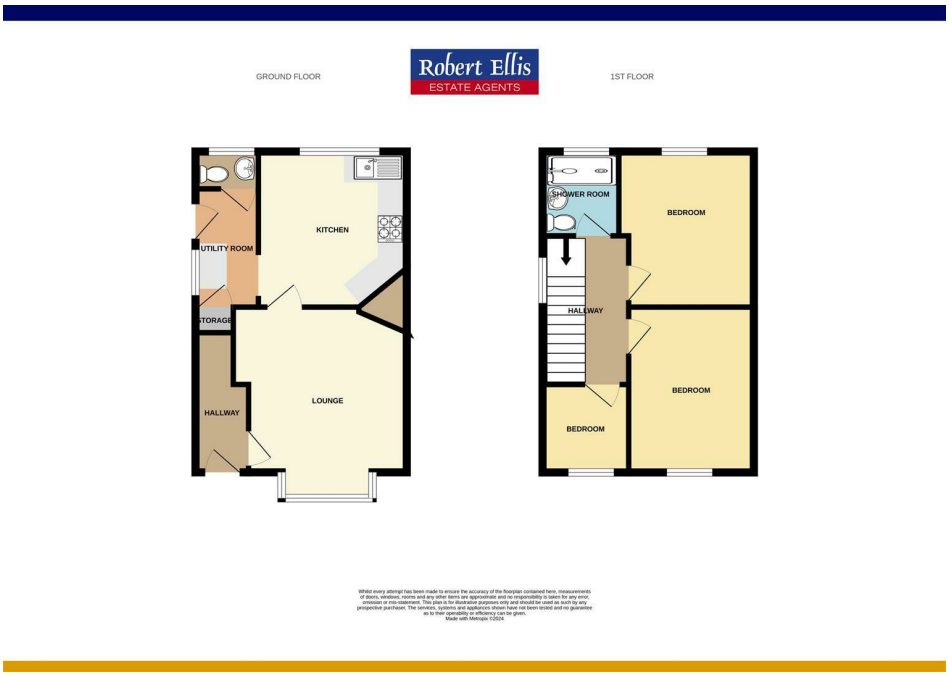
SHOWER ROOM
6'2" x 4'11" (1.9 x 1.51)
Incorporating a contemporary three piece suite comprising pedestal wash hand basin, low flush WC and large walk-in shower enclosure with thermostatically controlled shower and screen. Partially tiled walls, feature heated towel rail and radiator, double glazed window.

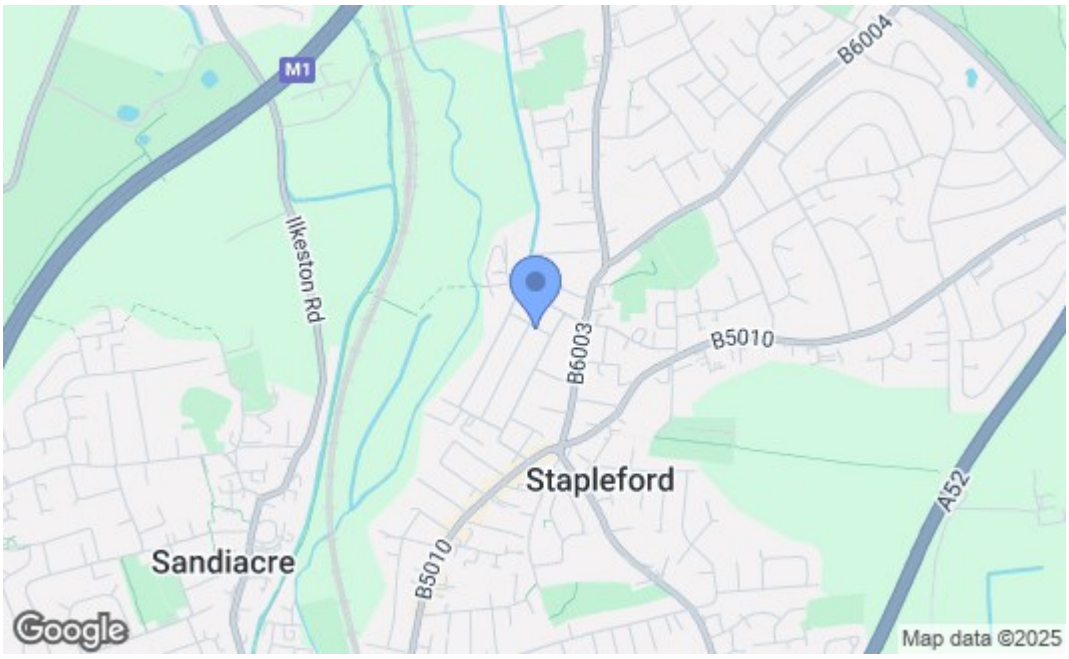
OUTSIDE
To the front there is a small garden area with picket fence boundary, paving and gravel. There is gated pedestrian access at the side leading to the rear garden. The rear garden is attractively landscaped with ease of maintenance in mind, laid mainly to gravel with raised planters and a decked area with inset low voltage lighting. There is also a contemporary water feature with lighting. Garden shed.

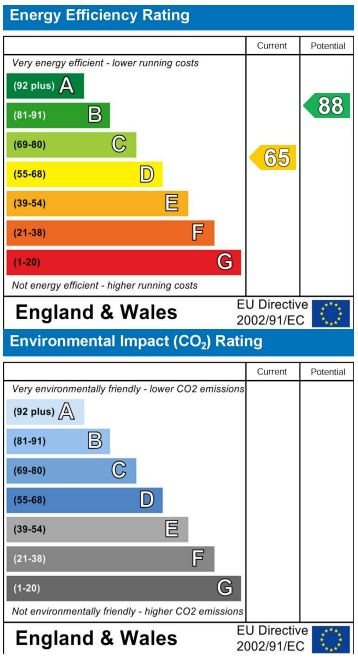
COUNCIL TAX
Broxtowe Borough Council Band A.

Material Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating - combination boiler
Septic Tank – No
Broadband – Available
Broadband Speed - Standard 12mbps, Superfast 40mbps, Ultrafast 1000mbps
Phone Signal – O2 & Three = Green - EE & Vodafone = Amber
Sewage – Mains supply
Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Medium Risk
Flood Defences – No
Non-Standard Construction – No
Other Material Issues – No









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