



Derby Road  
Stapleford, Nottingham NG9 7AN

A FOUR BEDROOM EDWARDIAN SEMI  
DETACHED HOUSE.

**Offers In The Region Of**

£210,000 - £250,000

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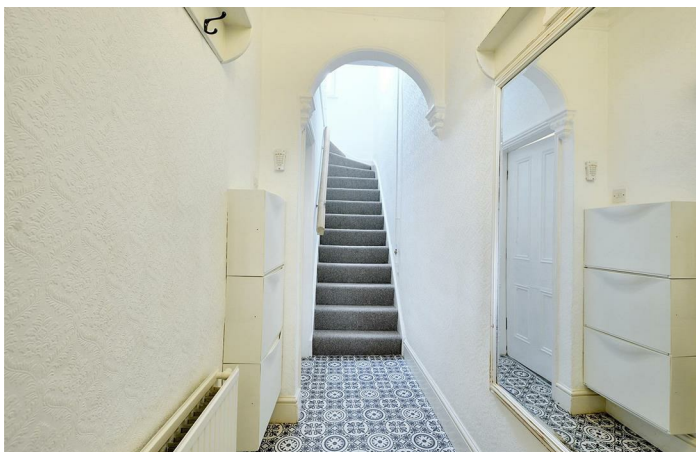
ROBERT ELLIS ARE DELIGHTED TO OFFER FOR SALE THIS WELL PRESENTED, EDWARDIAN, FOUR BEDROOM, TWO BATHROOM, TWO RECEPTION ROOM SEMI DETACHED HOUSE SITUATED IN THIS TOWN CENTRE LOCATION.

With majority double glazing, gas central heating and enclosed garden to the rear.

The accommodation comprises entrance hall, living room, dining room (with small snug/sitting area, kitchen, utility room and shower room to the ground floor. The first floor landing provides access to two bedrooms and then a staircase provides access to the top floor further two bedrooms and bathroom.

The property is located within Stapleford Town Centre and offers easy access to nearby shops, schools and transport links.

An ideal family home to which we highly recommend an internal viewing.



## ENTRANCE HALL

UPVC double glazed front entrance door, tile effect flooring, stairs rising to the first floor, radiator, decorative archway and door to dining room.

## LIVING ROOM

14'4" x 11'5" (4.39 x 3.48)

Double glazed bay window to the front, radiator, media points, coving, ceiling rose, opening to the dining room and working fire.

## DINING ROOM

15'6" x 11'9" (4.73 x 3.59)

Incorporating a small seating/snug area under the stairs with a double glazed side window, coving and radiator.

## KITCHEN

11'10" x 8'1" (3.62 x 2.47)

The kitchen is equipped with a matching range of wall, base and drawer units with roll top work-surfaces, inset sink unit and drainer with mixer tap and tiled splash-backs, fitted counter level four ring hob with extractor fan over, inset eye level oven and grill, integrated fridge/freezer and dishwasher. Double glazed windows to the side and rear. Tiled floor.

## UTILITY ROOM

9'7" x 2'9" (2.93 x 0.85)

With plumbing for a washing machine and space for a stacked tumble dryer. Tiled floor to match the kitchen and UPVC double glazed exit door to outside.

## SHOWER ROOM

8'3" x 4'1" (2.53 x 1.27)

Modern white three piece suite comprising shower cubicle with mains shower, wash hand basin with mixer tap and hidden cistern push flush WC. Chrome heated ladder towel radiator, double glazed window to the rear and extractor fan.

## FIRST FLOOR LANDING

With decorative open spindle balustrade. Stairs rising to the second floor. Doors to both bedrooms.

## BEDROOM 1

15'8" x 12'2" (4.80 x 3.71)

Two double glazed windows to the front, radiator.

## BEDROOM 4

11'9" x 9'1" (3.59 x 2.79)

Double glazed window to the rear, radiator.

## SECOND FLOOR LANDING

Decorative open spindle balustrade. Doors to both bedrooms and bathroom.

## BEDROOM 2

12'0" x 9'6" (3.66 x 2.91)

Radiator, wooden flooring and window to the rear.

## BEDROOM 3

8'8" x 8'7" (2.66 x 2.64)

Double glazed dormer window to the front, radiator.

## BATHROOM

9'7" x 5'8" (2.94 x 1.74)

Three piece suite comprising bath with Victorian mixer tap and hand held shower attachment, WC and wash hand basin. Radiator, sash window to the side with fitted blind. Boiler cupboard housing the central heating boiler.

## OUTSIDE

To the front there is a sloped pathway providing access to the front door. The front garden is stocked and planted with a variety of bushes and shrubs. There is gated access to the right hand side leading to the rear garden.

The rear garden is enclosed with artificial lawned areas and a pathway and gated access leading to the front. There are two brick outbuildings and a timber storage shed. The garden offers outside water.

## DIRECTIONS

The property is located on Derby Road, over the road from our office close to the Roach.

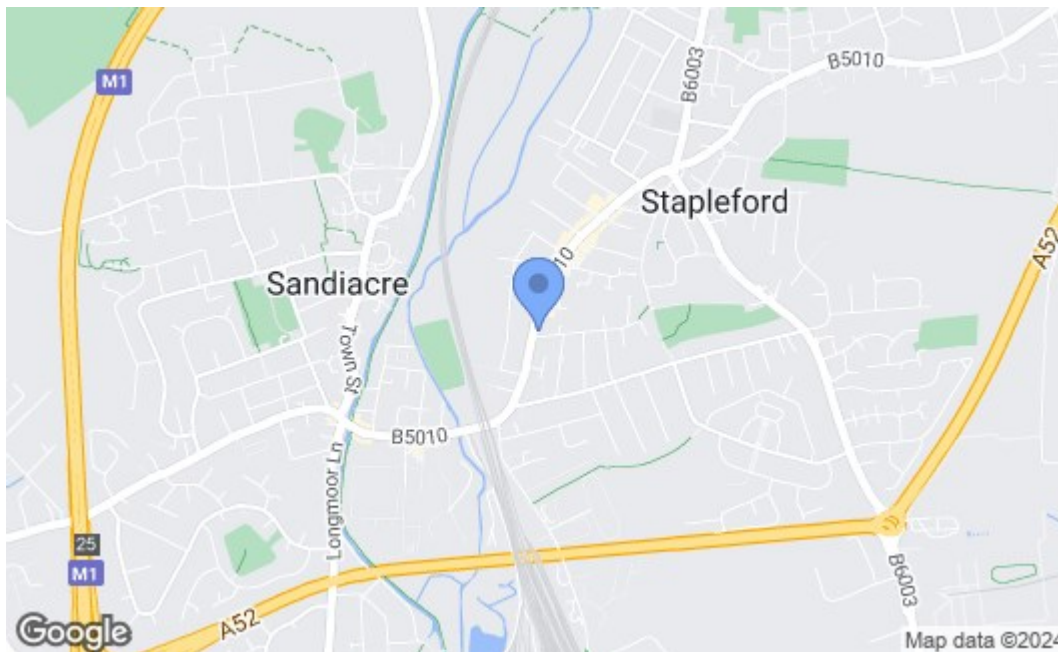
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23 DERBY ROAD STAPLEFORD NG9 7AA

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metropix C5023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			75
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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