Robert Ellis

*look no further. . .*

A TWO BEDROOM CHALET STYLE
DETACHED HOUSE

Blake Road
Stapleford, Nottingham NG9 7HN

**£250,000**

0115 949 0044

/robertellisestateagent @robertellisea

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET A TWO BEDROOM DETACHED CHALET STYLE HOUSE WITH A UNIQUE LAYOUT IN COMPARISON TO ITS PEERS.

With accommodation over two floors comprising entrance hall, full length living room to the front making the most of the open views to the front and full width family dining kitchen to the rear and cloaks/w.c. to the ground floor. The first floor landing then provides access to two double bedrooms, the front with fantastic views towards Sandiacre and Cloudside Farm and three piece bathroom.

Externally, there is a block paved driveway providing off-street parking to the front, with front and rear gardens, the rear benefiting from a 4m x 3m summerhouse with power, lighting and laminate flooring.

Other benefits to the property include gas fired central heating from a combination boiler, installed in 2017, UPVC double glazing throughout and a level rear garden plot backing onto Hilltop Farm, having been recently re-designed and incorporating high quality artificial lawn.

The property itself is situated within this sought after residential part of Stapleford, within easy access of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust.

There is also easy access to Stapleford town centre which offers a wide variety of national and independent retailers and shopping facilities and for those needing commute there is easy access to the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus, situated at Bardill's roundabout.

We highly recommend an internal viewing.

## ENTRANCE HALL
12'7" x 5'10" (3.85 x 1.8)
UPVC panel and double glazed side entrance door with double glazed full panel to the side of the door, stairs to first floor with useful under-stair storage cupboards housing the meters, solid wood flooring, wall mounted thermostat, radiator, spotlights, doors to lounge, cloaks and dining kitchen.

## FULL WIDTH LOUNGE
20'3" x 12'10" (6.19 x 3.92)
UPVC double glazed picture window to the front with fitted blinds offering fantastic views towards Sandiacre, solid wood flooring, two radiators, media points and feature inset tiled fireplace incorporating multi-fuel fire.

## FULL WIDTH FAMILY DINING KITCHEN
20'4" x 12'7" (6.21 x 3.84)
The KITCHEN AREA comprises a range of matching fitted farmhouse style base and wall storage cupboards with solid wood work surfaces incorporating 1½ bowl porcelain sink with central mixer tap and tiled splashbacks, range cooker incorporating double oven, grill and warming drawer with eight gas burners and extractor canopy over, integrated fridge and freezer, plumbing for washing machine, glass fronted display cabinets, wall mounted gas fired central heating boiler installed early 2017, two double glazed windows to the rear, UPVC double glazed French doors opening out to the rear garden, solid wood flooring, ample space for dining table and chairs, spotlights and radiator.

## CLOAKS/W.C.
7'11" x 5'11" (2.42 x 1.81)
Two piece suite comprising hidden cistern push-flush w.c. and wash hand basin with waterfall style mixer tap and storage cupboards beneath. Coloured panelling, UPVC double glazed window to the side, Victorian style radiator, slate effect laminate flooring and free-standing double wardrobe.

## FIRST FLOOR LANDING
Doors to both bedrooms and bathroom, eaves storage cupboard and spotlights.

## BEDROOM 1
12'9" x 11'10" (3.91 x 3.62)
Double glazed window to the front with fitted blinds offering fantastic views towards Cloudside Farm, radiator and a range of fitted wardrobes.

## BEDROOM 2
11'11" x 9'7" (3.65 x 2.94)
Double glazed windows to the rear overlooking the back of Hilltop Farm, radiator, full width fitted wardrobes and matching overhead cupboards.

## BATHROOM
7'6" x 6'11" (2.31 x 2.13)
Modern white three piece suite comprising 'P' shaped bath with shower screen, modern chrome mixer tap and mains drench shower over. Wash hand basin with modern chrome mixer tap and double storage cupboards beneath and hidden cistern push-flush w.c. Fitted double bathroom cabinet, light panel Victorian style radiator with towel holder and Velux roof window.

## OUTSIDE
To the front of the property is a block paved driveway providing off-street parking and shaped front garden incorporating planted rockery incorporating a variety of bushes and shrubbery and artificial lawn for ease of maintenance. Double side gates providing access to the rear, which in turn offers an enclosed level garden space with block paved patio area, artificial lawn and planted borders housing a variety of bushes and shrubbery. Within the garden there is a secondary decked area with summerhouse, garden shed, water tap and lighting points.

## SUMMER HOUSE
13'1" x 9'10" (4 x 3)
With double opening French doors, power, lighting and laminate flooring.

## 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, turning left onto Blake Road. Follow the bend in the road round to the left and continue in the direction of Windsor Street where the property can be found on the right hand side, identified by our For Sale Board.

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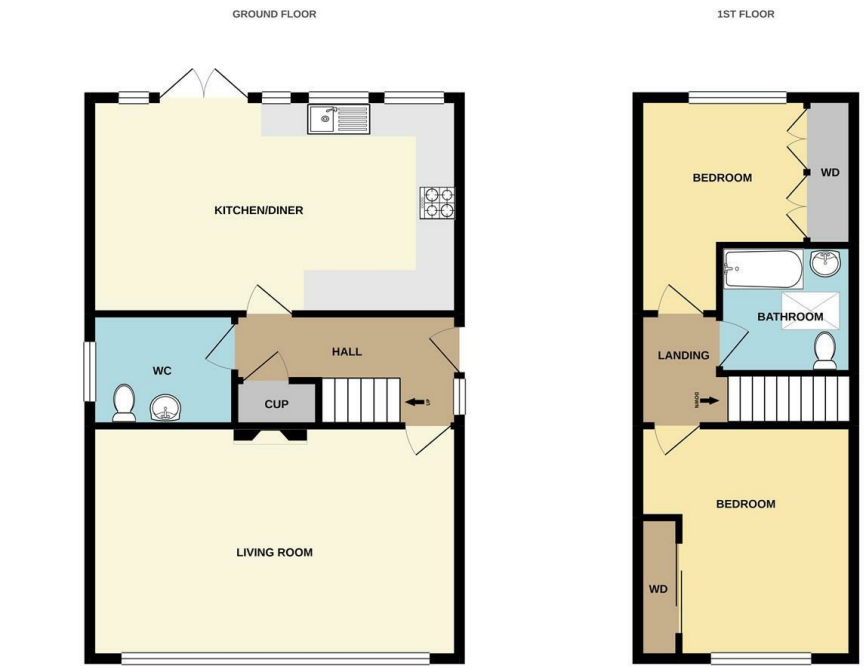


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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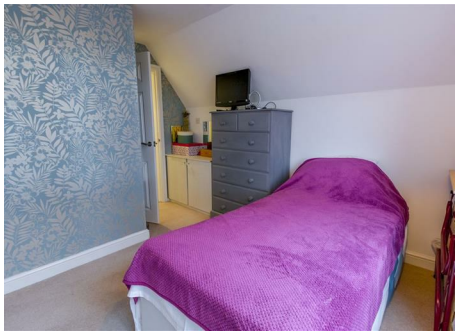

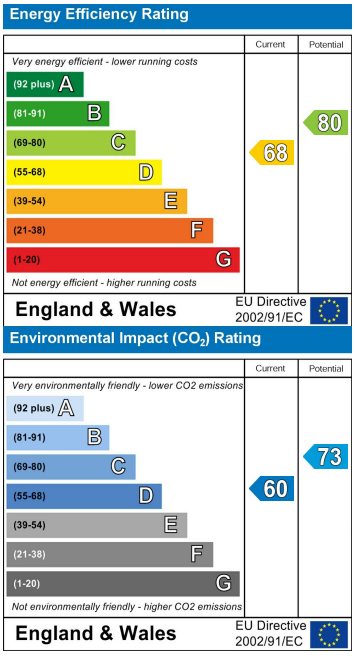


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30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044