



**Blake Road  
Stapleford, Nottingham NG9 7HL**

**A THREE BEDROOM PLUS LOFT SPACE  
DETACHED FAMILY HOUSE**

**Offers Over £265,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET WITH NO UPWARD CHAIN AN EXTENDED THREE BEDROOM, PLUS USEFUL LOFT SPACE DETACHED FAMILY HOUSE WITH FANTASTIC PANORAMIC VIEWS FROM THE REAR LOOKING TOWARDS CLOUDSIDE FARM IN SANDIACRE.

With accommodation over two floors comprising entrance porch to entrance hall, through lounge/dining room, conservatory and kitchen to the ground floor. The first floor landing then provides access to three bedrooms and three piece bathroom.

Externally, there are gardens to the front and rear and a side block paved driveway providing off-street parking leading to a detached garage set back at the end of the driveway.

Other benefits to the property include gas fired central heating, double glazing and being conveniently located within easy access to the shops and services within Stapleford town centre.

There is also easy access to a variety of nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust as well as good transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout.

The real benefit to the property can be found within the loft space, accessed via wooden pull-down ladders to a useful storage area, previously having been used as an office space, with Velux roof window, power and lighting.

We believe the property would make an ideal long term family home and highly encourage an internal viewing.



## ENTRANCE PORCH

6'11" x 3'3" (2.12 x 1.01)

UPVC construction with double glazed front entrance door and matching double glazed windows to the front and side. Further door to:

## ENTRANCE HALL

11'6" x 6'11" (3.51 x 2.11)

Turning staircase to the first floor, radiator, useful understairs storage cupboard, laminate flooring and internal doors to kitchen and through lounge.

## KITCHEN

15'2" x 8'11" (4.63 x 2.72)

The kitchen area is equipped with a range of matching fitted base and wall storage cupboards with roll top laminate work surfacing incorporating 1½ bowl sink and drainer with central swan-neck mixer tap and panoramic views from the double glazed window to the rear with fitted roller blind. Plumbing for washing machine and dishwasher, space for cooker and full height fridge/freezer, wall mounted gas fired central heating combination boiler, breakfast bar area with matching counter top space, radiator under, glass fronted crockery cupboard, additional double glazed window to the side with fitted roller blind, pantry cupboard with shelving and UPVC double glazed exit door to the block paved driveway.

## THROUGH LOUNGE/DINING ROOM

25'4" x 11'9" (7.74 x 3.6)

Double glazed bow window to the front, feature Adam style fire surround incorporating pebble effect fire, media points, radiator, laminate flooring, opening through to dining area with ample space for dining table and chairs, additional radiator, serving hatch through to kitchen and sliding double glazed patio doors to the conservatory.

## CONSERVATORY

9'8" x 7'4" (2.96 x 2.25)

UPVC construction with double glazed windows to the side and rear, radiator, UPVC double glazed exit door to the garden and fitted blinds.

## FIRST FLOOR LANDING

Double glazed window to the side, storage cupboard with shelving, doors to all bedrooms and bathroom and loft access point via a wooden pull-down ladder to a useful loft space.

## BEDROOM 1

11'11" x 10'7" (3.64 x 3.23)

Double glazed window to the rear offering far reaching panoramic views towards Cloudside Farm, fitted sliding door wardrobes and radiator.

## BEDROOM 2

12'3" x 11'11" (3.74 x 3.64)

Double glazed window to the front and radiator.

## BEDROOM 3

8'5" x 6'11" (2.57 x 2.12)

Double glazed window to the front and radiator.

## BATHROOM

9'7" x 6'10" (2.93 x 2.09)

Modern three piece suite comprising bath with glass shower screen and mains shower over, push-flush w.c. and free-standing oval bowl sink unit with mixer tap. Double glazed windows to the side and rear, tiled walls and floor and chrome heated ladder towel radiator.

## ATTIC SPACE

23'7" (max) x 10'10" (max) (7.19 (max) x 3.31 (max))

Accessed from the landing via wooden pull-down ladders to this useful usable space, potential for home office solutions or extra storage with power, light and eaves storage space. Velux roof window to the side.

## OUTSIDE

To the front of the property is a decorative plum slate and white stone chippings with pathway to front entrance porch and side block paved driveway providing off-street parking leading down the left hand side of the property with security gates, in turn leading to the detached garage and gated access into the rear garden. The rear garden is section over three separate tiers with an initial paved patio area accessed from the conservatory and pedestrian gate. Steps then lead down to an enclosed decked area, ideal for entertaining, with further steps down leading to a lawn section enclosed by timber fencing with concrete post and gravel boards. There are decorative plum slate chippings and a variety of planted bushes and shrubbery. There is also a water tap and pedestrian gate back to the block paved driveway.

## GARAGE

Up and over door to the front, power and lighting.

## DIRECTIONAL NOTE

From our Stapleford branch proceed to The Roach traffic lights and turn right onto Toton Lane. Proceed over the brow of the hill, passing the entrance to Fairfield School and take the first left after the hill onto Blake Road. Follow the bend in the road round to the left and continue up the hill. The property can then be found on the left hand side.

Ref: 7309nh



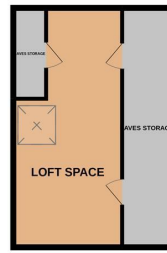
GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



2ND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 1413 sq.ft. (131.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		68	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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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