Robert Ellis

look no further. . .

Talbot Drive
Stapleford, Nottingham NG9 8HG

A TWO BEDROOM DETACHED HOUSE SITTING ON A GENEROUS OVERALL CORNER PLOT.

£235,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS TWO BEDROOM (ORIGINALLY CONSTRUCTED AS A THREE BEDROOM) DETACHED HOUSE SITTING ON A GENEROUS OVERALL CORNER PLOT IN THIS POPULAR AND ESTABLISHED RESIDENTIAL NO-THROUGH ROAD CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor comprises entrance porch leading through to an entrance hall, spacious living room, dining room, kitchen, conservatory and WC. The first floor landing now provides access to two double bedrooms and a three piece shower room.

As previously mentioned, the property was originally built as a three bedroom detached house, with the current owners have adapted the front two rooms to create one large principal bedroom to the front.

The property also benefits from gas fired central heating, double glazing, off-street parking, generous garage, solar panels and an exceptional garden plot, which could be adapted or altered (subject to relevant permissions and approvals). The property sits favourably within close proximity of the shops, services and amenities in Stapleford town centre, whilst also providing good access to nearby transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property will be open to a variety of buying types, including first time buyers, young families or potential developers alike, depending upon what could be achieved on the plot itself.

We highly recommend an internal viewing.

ENTRANCE PORCH
Constructed of uPVC with double glazed windows to the front and side, sloping ceiling and uPVC panel and double glazed entrance door from the front block paved driveway.

ENTRANCE HALLWAY
6'9" x 4'9" (2.07 x 1.47)
uPVC panel and double glazed door access from the porch, radiator, staircase rising to the first floor. The porch is construction of uPVC with double glazed windows to the front and side, sloping ceiling and uPVC panel and double glazed entrance door from the front block paved driveway.

LIVING ROOM
15'6" x 10'9" (4.74 x 3.30)
Double glazed window to the front, radiator, media point, coving, wall mounted fire with decorative boarding.

DINING ROOM
14'2" x 9'8" (4.32 x 2.95)
Useful understairs storage cupboard, coving, radiator, wall light points. Open access to the living room, sliding double glazed patio door to the conservatory, opening through to the kitchen.

KITCHEN
11'3" x 8'10" (3.45 x 2.70)
Equipped with a matching range of "U" shaped fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Tiled splashbacks, double glazed windows to both the side and rear (with fitted roller blinds), chrome ladder towel radiator, in-built Bosch oven, fitted four ring hob with extractor over and space for under-counter kitchen appliance.

CONSERVATORY
14'11" x 8'8" (4.55 x 2.65)
Brick and double glazed construction with sloping ceiling, double glazed windows to both the side and rear, radiator, laminate flooring, uPVC panel and double glazed exit door to outside, wall light points, sliding patio doors to the dining room, door to WC.

WC
4'1" x 3'6" (1.26 x 1.07)
Housing a push flush WC, laminate flooring, wall light point.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom. Storage cupboard, double glazed window to the side, loft access point.

BEDROOM ONE
14'2" x 10'9" (4.32 x 3.30)
Formerly two separate bedrooms, removal of the dividing wall creating one large bedroom to the front. Two double glazed windows to the front, radiator, wall light points, fitted wardrobes.

BEDROOM TWO
12'7" x 7'8" (3.86 x 2.36)
Double glazed window to the rear, radiator.

SHOWER ROOM
5'11" x 5'6" (1.82 x 1.69)
Three piece suite comprising walk-in shower cubicle with mains shower, wash hand basin with mixer tap, push flush WC. Double glazed window to the rear (with fitted roller blind), tiling to the walls, chrome ladder towel radiator.

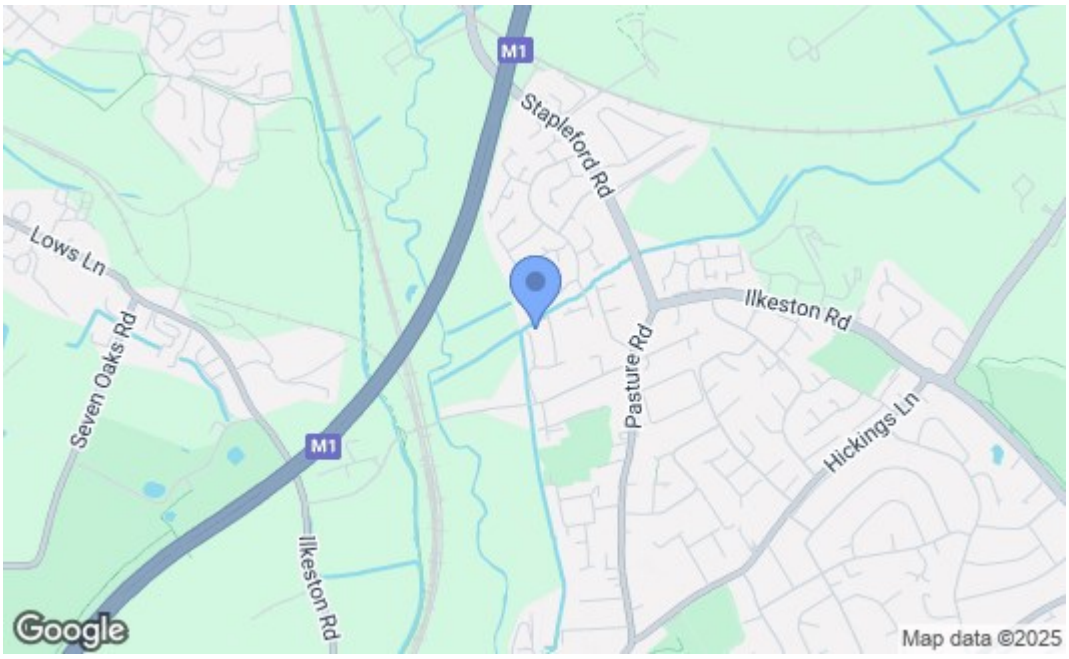
OUTSIDE
To the front of the property there is a shaped block paved driveway providing off-street parking, with rockery stone edging and planted borders housing a variety of bushes and shrubbery. There is a shaped front lawn and access to the front entrance porch door. Up and over door access then leads into the garage and there is gated pedestrian access leading into the garden.

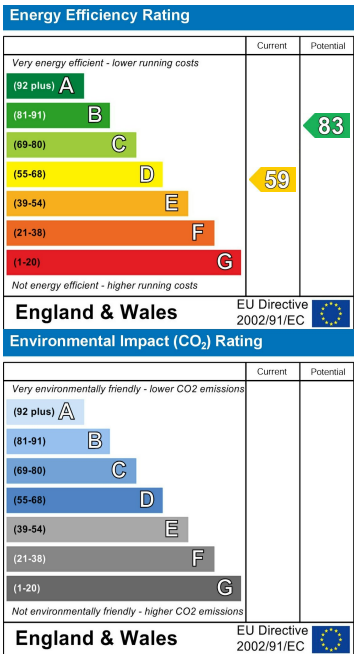
SIDE & REAR GARDENS
The property sits on an extensive plot, being screened by hedgerows and fencing to the boundary lines. The garden is split into various sections of lawn, with block paved pathway and patio seating areas (ideal for entertaining), flowerbeds housing a variety of bushes and shrubbery, as well as a raised rockery area and garden pond. To the top right corner of the plot, there is a timber storage shed with power and lighting. Within the garden there are two separate greenhouses, external lighting point, water tap and personal access door into the garage.

GARAGE
16'3" x 10'9" (4.96 x 3.28)
Up and over door to the front, personal access door to the side, window to the side, roof storage space, shelving, power, lighting, solar control panels, wall mounted Glow Worm gas fired combination boiler (for central heating and hot water).

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, continue left onto Pasture Road and head in the direction of Trowell. Take an eventual left hand turn after the convenience store onto Moorbridge Lane and then take a right hand turn onto Hartwood Drive. Follow the bend in the road to the right and take a left turn onto Talbot Drive. The property can be found at the end of the cul de sac on the right hand side, identified by our For Sale board.

AGENTS NOTE
The property has the benefit of solar panels to the main dwelling's roof. We ask that you confirm all the information relating to the solar panels with your solicitors prior to completion.





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.

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