Robert Ellis

look no further. . .

Arnside

Stapleford, Nottingham NG9 7EY

AN EXTENDED AND SURPRISINGLY SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME

Offers Over £350,000 Freehold

AN EXTENDED AND SURPRISINGLY SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME.

This property comes to the market in ready to move into condition and offers spacious and adaptable accommodation, great for growing families. The ground floor accommodation comprises a hallway, lounge/dining room and fitted breakfast kitchen. A rear hallway then gives access to a useful shower room/w.c., utility room and family room which would also be great to use as a home office or potential fifth bedroom with the use of shower room and utility offering a potential annexe for guests or dependent relatives.

Rising to the first floor, the landing provides access to four well proportioned bedrooms, three generous doubles and a large single or small double with the family bathroom completing the accommodation.

A forecourt provides ample off-street parking and leads to an integral single garage and the attractively landscaped and private rear gardens back onto Archers Fields, a local open space and the bedrooms to the rear take full advantage over this. There is a secure gate from the garden giving personal access onto the fields, great for those with dogs.

A fantastic location for both families and commuters alike, as highly regarded schools for all ages, including Fairfield Junior Academy and George Spencer Academy are both within walking distance and the A52 for Nottingham, Derby and junction 25 of the M1 Motorway, as well as the Park and Ride for the Nottingham Express Tram are only a few minutes drive away.

All in all, a superb family property and an internal viewing comes highly recommended.

ENTRANCE HALL
Composite double glazed front entrance door with glazed side windows, wood flooring, radiator and stairs to the first floor.

THROUGH LOUNGE/DINER
23'7" x 12'1" reducing to 10'3" (7.19 x 3.7 reducing to 3.13)
Inset coal effect living flame gas fire with feature Adam style surround, marble hearth and back. Two radiators, double glazed window to the front and double glazed French doors and windows opening to the rear garden.

BREAKFAST KITCHEN
17'2" x 7'9" (5.24 x 2.38)
Incorporating a comprehensive range of modern fitted wall, base and drawer units with oak door fronts and inset 1½ bowl stainless steel sink unit with single drainer. Space for Range style cooker with 'Rangemaster' extractor hood over. Integrated dishwasher and freezer. Table and chair space, radiator, understairs storage cupboard, cupboard housing Glow-Worm gas boiler (for central heating and hot water.) Radiator, double glazed window to the rear and door to rear hallway.

REAR HALLWAY
Radiator, UPVC double glazed door to rear garden and doors to shower room, utility room and family room.

FAMILY ROOM
15'8" x 7'6" (4.79 x 2.3)
This versatile room can be put to many uses, such as home office, snug, studio or ground floor fifth bedroom and could make a possible annexe incorporating the utility room and shower room/w.c. Two radiators, two double glazed windows looking over the rear garden.

SHOWER ROOM/W.C.
5'2" x 4'8" (1.59 x 1.44)
Incorporating a modern three piece suite comprising wash hand basin with vanity unit, low flush w.c. and corner shower cubicle with thermostatically controlled shower. Heated towel rail and air extractor, heated towel rail and extractor fan.

UTILITY ROOM
9'7" x 4'8" (2.93 x 1.43)
Incorporating a range of fitted wall and base cupboards with work surfacing and inset ceramic single bowl sink unit. Plumbing and space for washing machine, under-counter space for tumble dryer and fridge. Radiator and double glazed roof light.

FIRST FLOOR LANDING
Hatch and ladder to majority boarded loft with power.

BEDROOM 1
12'4" x 11'8" (3.77 x 3.58)
Range of modern fitted wardrobes and drawers. Radiator and double glazed window to the front.

BEDROOM 2
16'11" x 7'10" (5.16 x 2.4)
Two radiators and two double glazed windows with aspect over Archers Fields to the rear.

BEDROOM 3
11'0" x 10'5" (3.36 x 3.2)
Radiator and double glazed window to the rear with views over Archers Fields.

BEDROOM 4
9'4" x 8'1" (2.86 x 2.47)
Radiator and double glazed window to the front.

FAMILY BATHROOM
6'6" x 6'4" (2 x 1.95)
Incorporating a three piece suite comprising pedestal wash hand basin, low flush w.c. and bath with mixer shower attachment over. Partially tiled walls, heated towel rail, built-in airing cupboard with lagged cylinder and double glazed window.

OUTSIDE
To the front is a partially enclosed block paved forecourt providing parking for three vehicles, giving access to the front of the house and also to the garage. The attractively landscaped garden is enclosed and offers a good degree of privacy with patio, lawn, flanked with well tended beds and a further paved area at the roof of the plot with a locked gate giving personal access to the fields.

GARAGE
16'7" x 8'3" (5.07 x 2.52)
Up and over door, light and power.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn right onto Toton Lane. Proceed over the brow of the hill turning second right onto New Eaton Road. Turn left onto Wellspring Dale, following the road along turning second left onto Silverdale. Bear right onto Arnside and continue along the road where the property can be found on the right hand side, identified by our For Sale Board.

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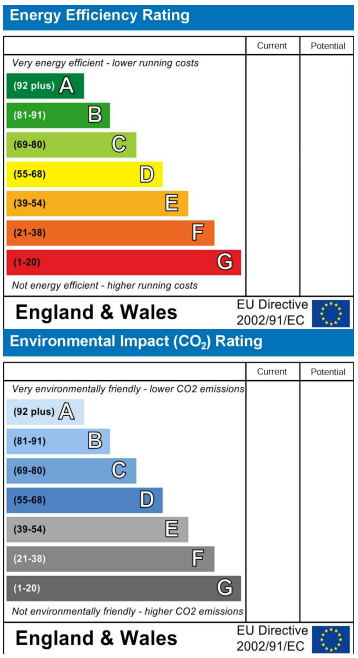

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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