



**Thorpe Close
Stapleford, Nottingham NG9 8FB**

Asking Price £197,500 Freehold

A THREE BEDROOM END OF TERRACE
PROPERTY WITH OFF-STREET PARKING
AND VIEWS OVER NEIGHBOURING
COUNTRYSIDE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS BRIGHT, AIRY, WELL PRESENTED THREE BEDROOM END OF TERRACE PROPERTY WITH THE MAJOR BENEFIT OF A DOUBLE DRIVEWAY PROVIDING OFF-STREET PARKING WHILST HAVING FANTASTIC VIEWS TO THE SIDE.

With accommodation over two floors, the ground floor comprises entrance hall, living room, dining kitchen and conservatory to the ground floor. The first floor landing provides access to three bedrooms and a three piece bathroom suite.

The property also benefits from a recently re-fitted combination boiler located in the attic space, recently built conservatory, external insulation, off-street parking, enclosed gardens and fantastic views.

The property is located within this quiet and yet established residential cul de sac location within walking distance of the shops, services and amenities within Stapleford town centre. There is also easy access to a vast array of nearby schooling for all ages, as well as fantastic transport links such as the A52 for Nottingham/Derby, the i4 bus service, the Nottingham electric tram terminus and Junction 25 of the M1 motorway.

We believe that the property would make an ideal first time buy or young family home and highly recommend an internal viewing.



ENTRANCE HALL

5'3" x 3'0" (1.62 x 0.93)

uPVC panel and double glazed front entrance door, staircase up to the first floor, laminate flooring. Door to lounge.

LOUNGE

11'1" x 10'9" (3.40 x 3.29)

Double glazed window to the front with fitted blinds, radiator with fitted display cover, laminate floor, media points, decorative beamed ceiling. Door to dining kitchen.

DINING KITCHEN

14'4" x 12'4" (4.39 x 3.76)

Comprises a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces with inset one and a half bowl sink with pull out spray hose mixer tap. Range cooker with double oven and combination grill with five gas ring burners and curved extractor canopy over. Potentially, by separate negotiation are the white goods which include a washer/dryer, dishwasher and under-counter fridge and freezer. Ample space for dining table and chairs, separate island unit offering further worktop and preparation space, glazed windows to the side (making the most of the views beyond) both with fitted blinds, spotlights, Victorian style radiator, useful understairs storage pantry. Sliding double glazed patio doors then provide access to the conservatory.

CONSERVATORY

9'6" x 8'3" (2.92 x 2.53)

Recently erected with double glazed uPVC doors providing access to the rear garden, double glazed windows to the sides and rear with fitted blinds and stable style door, uPVC double glazed construction giving access to the garden space.

FIRST FLOOR LANDING

Decorative open spindle balustrade, doors to all bedrooms and bathroom, loft access point to a semi boarded, lit and insulated loft space via pulldown loft ladder.

BEDROOM ONE

12'10" x 8'7" (3.92 x 2.63)

A bright and airy double room with double glazed windows to both the side and rear (both making the most of the fantastic views beyond) with fitted roller blinds, radiator, laminate flooring.

BEDROOM TWO

11'1" x 8'7" (3.39 x 2.64)

Double glazed window to the front with fitted roller blind,

radiator, laminate flooring, potentially available by separate negotiation freestanding mirror fronted wardrobe.

BEDROOM THREE

9'3" x 5'4" (2.83 x 1.63)

Double glazed window to the rear (making the most of the views beyond) with fitted blind, boxed-in meter cupboard, radiator, laminate flooring.

BATHROOM

7'1" x 5'3" (2.18 x 1.62)

Three piece suite comprising bathtub with glass shower screen, mixer tap and dual attachment mains shower over, floating wash hand basin with mixer tap and push flush WC, double glazed window to the front with fitted blinds, extractor fan, radiator and fixed towel rail.

OUTSIDE

To the front of the property there is a shared pedestrian gate with the neighbouring house with pathway to front entrance door, decorative gravel stone chippings housing a variety of shrubbery, picket style archway fencing, front lawn and lowered kerb access to a double sized driveway providing off-street parking. There is a further decorative gravel stone area providing a base for a front timber storage shed, pedestrian gated access leading down the side of the property.

TO THE SIDE & REAR GARDENS

To the side of the property beyond the pedestrian gate there is a further timber storage shed and open access to the rear garden. The rear garden which offers a continuation of the recently maintained fence line set within concrete posts and gravel boards offers a side deck leading onto a triangular shaped garden with decorative white stone gravel chippings to a further decorative gravel stone area to the foot of the garden which offers a personal access gate to the fields to the side. Within the garden there is external lighting point, two water taps and external power. Fitted outdoor Belfast sink. Brick built BBQ area.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, turn immediately right onto Warren Avenue and follow the "S" bend in the road, veer left (still Warren Avenue). Take a left hand turn onto Shanklin Drive and then take a right turn onto Thorpe Close. The property can then be found at the end of the close on the left hand side. Ref: 8026NH

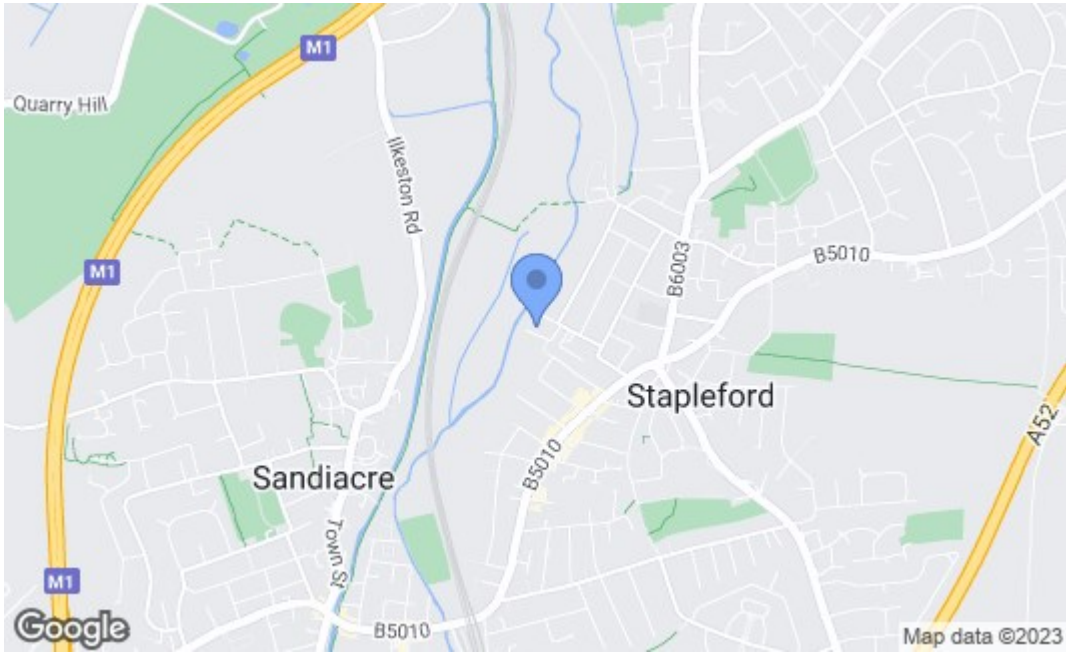




TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.

While 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		90
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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