



Windsor Street
Stapleford, Nottingham NG9 7HE

£275,000 Freehold

A DOUBLE HEIGHT WESTERMAN HOMES
CONSTRUCTED BAY FRONTED THREE
BEDROOM SEMI DETACHED HOUSE.



ROBERT ELLIS ARE DELIGHTED TO OFFER FOR SALE THIS WESTERMAN HOMES BUILT 1950'S DOUBLE HEIGHT BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS SOUGHT AFTER AND ESTABLISHED RESIDENTIAL CATCHMENT LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall with useful understairs ground floor WC, bay fronted living room with feature multi-fuel burning stove, dining room and kitchen. The first floor provides access to three bedrooms (the third bedroom being slightly larger than average) and family bathroom.

Externally, there is off-street parking leading down the left hand side of the property to a covered carport and a detached garage whilst also offering the benefit of both front and private rear gardens backing onto the local cemetery. The property also benefits from gas fired central heating from a combination boiler and double glazing.

The property sits favourably within close proximity of excellent nearby schooling for all ages, such as William Lilley, Fairfield and George Spencer. There is also easy access to the shops, services and amenities in Stapleford town centre, and a wide variety of transport links, such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the i4 bus service and Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to ample outdoor space, including local walks over the neighbouring fields, as well as easy access to both Queen Elizabeth Park (which boasts a bowling green, tennis courts, football pitch and children's play area) and Archer's Field.

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



ENTRANCE HALL

13'1" x 7'1" (4.00 x 2.16)

Accessed via a useful open porch to the front with uPVC panel and double glazed front entrance door, double glazed windows to either side of the door. Within the hallway there is coving, radiator, staircase rising to the first floor with decorative wood spindle balustrade, laminate flooring, internal doors linking through to the ground floor WC, living room and kitchen.

GROUND FLOOR WC

4'3" x 3'4" (1.32 x 1.03)

White two piece suite comprising push flush WC and wash hand basin with mixer tap and tiled splashbacks. Double glazed window to the side, electricity meter cupboard.

LIVING ROOM

18'2" x 12'3" (5.54 x 3.75)

Double glazed bay window to the front (with fitted blinds), radiator, feature fireplace set within the chimney breast with exposed brickwork and timber mantelpiece with tiled hearth incorporating a smokeless multi-fuel burner. Coving, media points, laminate flooring, archway leading through to the dining room.

DINING ROOM

10'6" x 8'6" (3.22 x 2.61)

Sliding double glazed patio doors opening out to the rear garden, laminate flooring to match the living room, radiator, coving, opening through to the kitchen.

KITCHEN

11'11" x 9'2" (3.65 x 2.80)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards with butcher's block style square edge work surfacing incorporating Belfast sink with central mixer tap, space for cooker, plumbing for washing machine, integrated dishwasher. Wall mounted gas fired combination boiler for central heating and hot water purposes, tiled floor, radiator, double glazed window to the side, spotlights, opening back through to the dining room, uPVC panel and double glazed side exit door to the carport/driveway.

FIRST FLOOR LANDING

Double glazed window to the side (with views towards 'Cardboard Hill' and Sandiacre), coving, doors to all bedrooms and bathroom, loft access point via pull-down ladders to a partially boarded, lit and insulated loft space. Decorative wood spindle balustrade is continued from the entrance hall.

BEDROOM ONE

15'8" x 12'2" (4.79 x 3.73)

Double glazed bay window to the front, radiator, coving, TV point.

BEDROOM TWO

12'4" x 11'3" (3.78 x 3.43)

Double glazed window overlooking the rear garden, radiator, TV point.

BEDROOM THREE

9'0" x 8'0" (2.76 x 2.45)

Double glazed window to the front, radiator, TV point.

BATHROOM

7'9" x 6'9" (2.38 x 2.07)

Three piece suite comprising bath with mixer tap and shower attachment over, push flush WC, wash hand basin with waterfall style mixer tap and storage cabinets underneath. Double glazed window to the rear (with fitted blinds), radiator, tiling to the walls, extractor fan, spotlights, mirror fronted bathroom cabinet.

OUTSIDE

To the front of the property, there is a lawn section with planted borders and rockery housing a variety of bushes and shrubbery with paved pathway providing access to the front entrance door and open porch with decorative soldier brick archway. Leading down the left hand side of the property, there is access to further off-street parking and access to the covered carport, beyond which is a garage and pedestrian access into the rear garden. Along the driveway, there is a useful external power point within the carport. The rear garden, which can also be accessed from the dining room via the patio doors, there is an extensive paved patio (ideal for entertaining) with external lighting points and water tap. The garden then drops down to the main rear part of the garden which is decorated in stone and houses a variety of specimen bushes, shrubs, trees and plants, enclosed by timber fencing to the boundary lines. From the courtyard, there is also pedestrian access back to the driveway and a personal access side door into the rear part of the garage. From the carport, there is also double doors to the front part of the garage.

GARAGE

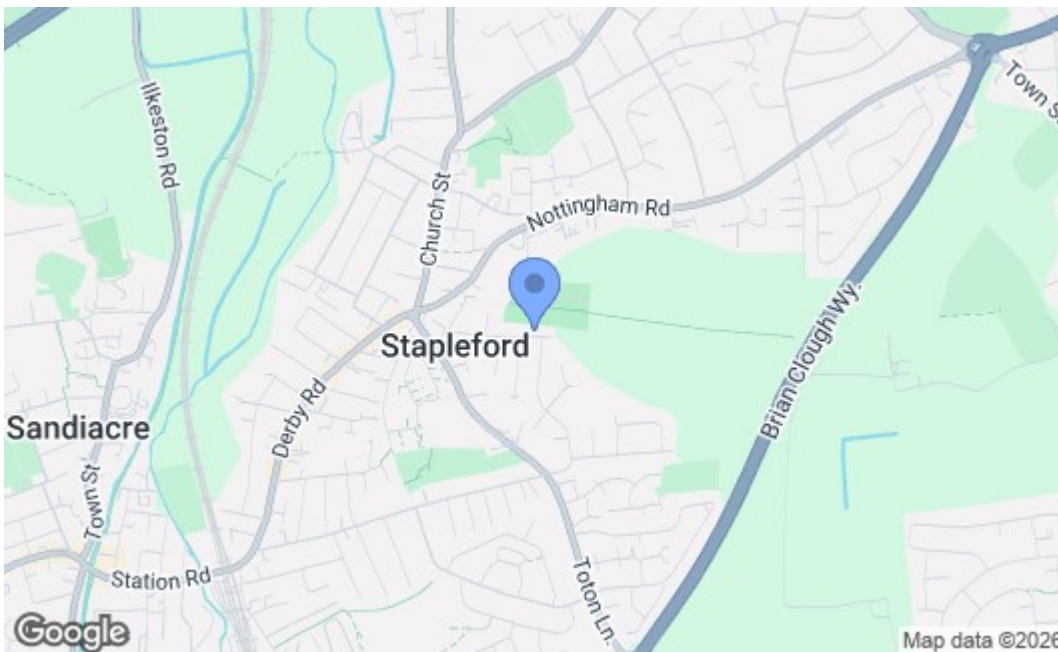
18'8" x 8'10" (5.69 x 2.71)

Double doors to the front, personal access door to the side, double glazed window to the rear, power and lighting points.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Proceed over the hill, passing the entrance to Fairfield School and take a left hand turn onto Blake Road. Follow the bend in the road to the left (still Blake Road) and upon reaching the junction with Windsor Street, turn left and the property can be found on the right hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	

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.