Robert Ellis

look no further. . .

Moorbridge Lane
Stapleford, Nottingham NG9 8GU

AN EXTENDED 1950'S THREE BEDROOM SEMI DETACHED HOUSE.

£210,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS LARGER THAN EXPECTED EXTENDED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises side entrance hall with useful understairs storage closet, ground floor bathroom, living room, kitchen, dining/garden room and utility room. The first floor landing then provides access to three bedrooms, the principal bedroom has an en-suite shower room, and bedrooms two and three are currently separated by folding glass doors. Bedroom three is currently being used as a sitting room off the rear bedroom but could easily be converted back into bedroom accommodation (if required).

The property also benefits from gas central heating from a combination boiler, double glazing, off-street parking and a generous enclosed rear garden, including lawn, patio and rear detached workshop with the provision to have power.

The property is situated within close proximity of nearby town centre amenities, good transport links (including the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham tram terminus situated at Bardills roundabout), as well as a vast array of schooling for all ages. The property sits on the edge of open countryside and nearby walking routes.

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

SIDE ENTRANCE HALL
9'4" x 3'6" (2.87 x 1.08)
uPVC panel and double glazed entrance door, radiator, useful understairs cloaks/storage cupboard, turning staircase to the first floor with double glazed window to half landing, dado rail, Georgian-style panel and glazed internal doors provide access to the living room, kitchen and bathroom.

BATHROOM
8'6" x 5'10" (2.61 x 1.78)
Three piece suite comprising tiled-in bath with Victorian-style mixer tap and handheld shower attachment with glass shower screen, low flush WC, wash hand basin with storage cabinets beneath. Double glazed windows are to the side and rear (both with fitted roller blinds), tiling to the walls and the floor, radiator, coving.

LIVING ROOM
14'10" x 11'10" (4.53 x 3.62)
Double glazed window to the front, radiator, media points, central chimney breast incorporating log effect electric fire, picture rail, electric ceiling fan.

KITCHEN
12'5" x 11'9" (3.80 x 3.60)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with tiled work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Tiled splashbacks, space for under-counter fridge or freezer, range cooker with double oven and warming drawer with five ring gas top, matching breakfast bar, uPVC double glazed French doors opening out to the rear dining room/garden room with double glazed windows to either side of the doors.

DINING/GARDEN ROOM
11'9" x 11'4" (3.59 x 3.46)
Double glazed French doors opening out to the rear garden patio with double glazed windows to either side, domed lantern-style glass ceiling, spotlights, power points, uPVC panel and double glazed door leading through to the utility room.

UTILITY ROOM
11'5" x 6'2" (3.49 x 1.90)
Ample space for white goods such as fridge/freezer, wine chiller, washing machine, tumble dryers, with granite-style worktop space above, decorative tiled splashbacks, oversize sink unit with mixer tap and tiled splashbacks, double glazed window to the rear, spotlights, two domed lantern-style ceilings, wall mounted 'Ideal' gas fired combination boiler (for central heating and hot water purposes).

FIRST FLOOR LANDING
Double glazed window to the side, radiator, loft access point, doors to all three first floor bedrooms and useful cloaks/storage cupboard.

BEDROOM ONE
15'0" x 11'11" (4.58 x 3.64)
Double glazed window to the front, radiator set within an Adam-style fire surround, electric ceiling fan, folding concertina style doors to the en-suite.

EN-SUITE
6'0" x 3'3" (1.84 x 1.00)
Three piece suite comprising walk-in tiled shower with mains shower, wash hand basin, push flush WC. Useful storage cupboard, tiling to the walls, coving.

BEDROOM TWO
12'0" x 8'8" (3.67 x 2.65)
Double glazed window to the rear overlooking the rear garden, radiator. Panel and glazed bi-fold doors open out into the third bedroom which is currently being used as a sitting area off the second bedroom.

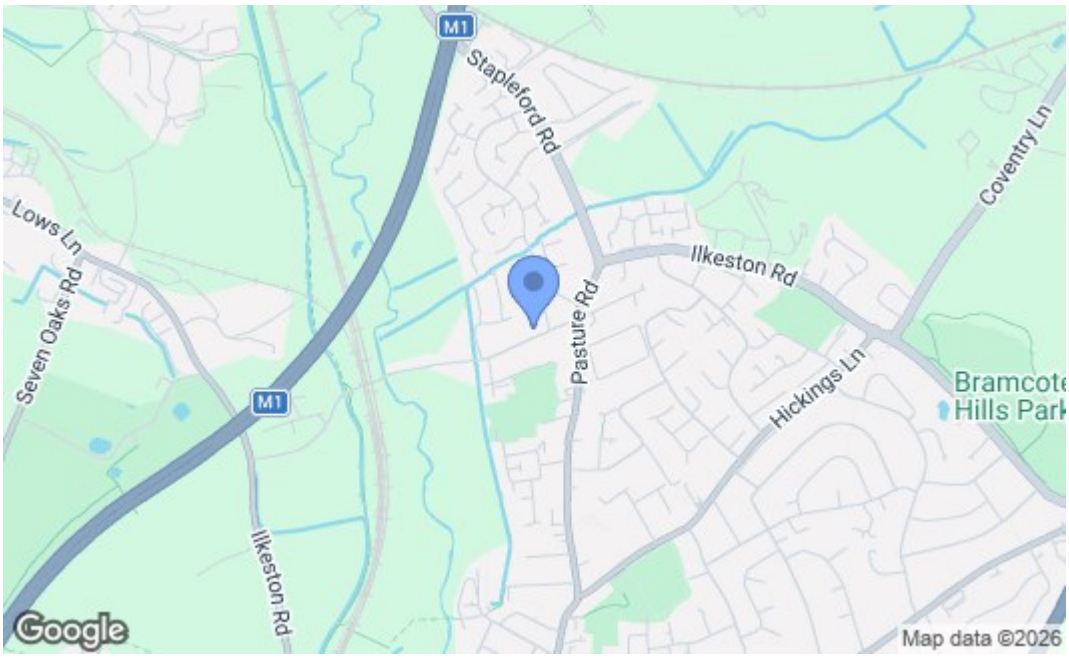
BEDROOM THREE
9'1" x 8'11" (2.79 x 2.72)
Double glazed window to the rear, radiator.

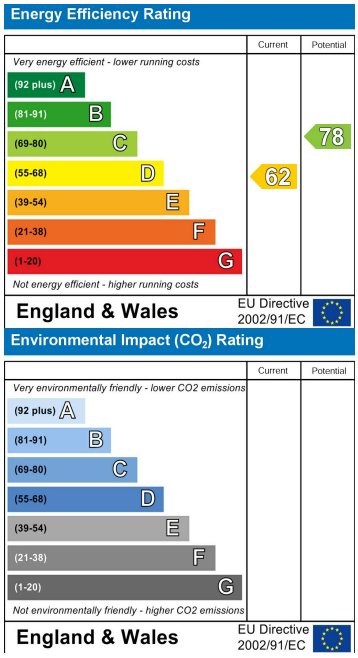
OUTSIDE
To the front of the property there is spacious driveway providing off-street parking for two/three vehicles with a useful timber storage shed. Pedestrian pathway leads down the left hand side of the property to the entrance door and rear garden.

TO THE REAR
The rear garden is a good overall depth, ideal for families, with ample entertaining spaces. The garden is designed in various sections with lawn, patio, pathways providing access to the foot of the plot where a further circular covered patio area can be found adjacent to a decorative gravel patio with additional rear seating area located towards the foot of the plot. At the foot of the plot there is a detached timber workshop which would make an ideal home office/hobby room with provision for power, needing to be professionally installed by a qualified electrician. There are also external lighting points in the garden, water tap and pedestrian access leading back to the front.

DETACHED GARDEN OFFICE/WORKSHOP
Timber constructed with double doors and window to the front, making an ideal home office/workshop space with the potential to install power.

DIRECTIONS
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 proceed in the direction of Trowell. Look for and take an eventual left hand turn onto Moorbridge Lane and the property can be found set back from the road on the right hand side.





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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