Robert Ellis

look no further...

Derby Road
Stapleford, Nottingham NG9 7AS

A TWO DOUBLE BEDROOM PLUS STUDY ROOM SEMI DETACHED HOUSE.

£125,000 Freehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS SPACIOUS TWO BEDROOM PLUS OFFICE ROOM SEMI DETACHED HOUSE TUCKED QUIETLY AWAY JUST OF DERBY ROAD IN CENTRAL STAPLEFORD.

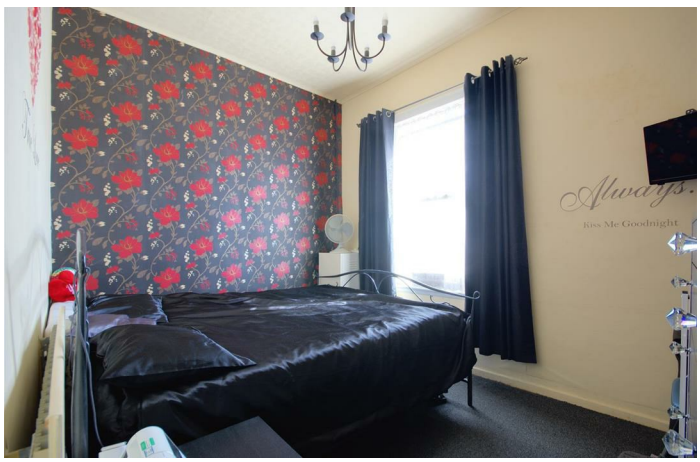
The property benefits from gas fired central heating from a combination boiler, double glazed windows and doors throughout, spacious open plan living room/diner leading into a kitchen with space for washing machine, dishwasher, fridge/freezer and cooker, then leading through via the lobby to the ground floor bathroom. The first floor landing then provides access to two bedrooms and a study/office room. (This used to be one full bedroom across the front which could easily be converted back to one room with the removal of the stud wall in the middle of the dividing room.

Otherwise, the accommodation over two floors comprises an open plan living/dining room, kitchen, rear lobby and bathroom to the ground floor. The first floor landing then provides access to two bedrooms and the study room.

Externally, there are courtyard gardens to the front and rear, with access to the Hall's Road carpark from the rear garden.

The property would ideally suit first time buyers or investors alike. It is situated within close proximity of excellent nearby schooling for all ages, such as William Lilley, Fairfield and George Spencer Academy Trust. For shoppers and commuters, there is easy access to Stapleford high street where a variety of national and independent shops and retailers can be found. There are also excellent transport links such as the i4 bus route, access to the A52 for Nottingham/Derby and Junction 25 of the M1 motorway, and the Nottingham electric tram terminus situated at Bardills roundabout.

We highly recommend an internal viewing.



OPEN PLAN LIVING/DINING ROOM
20'7" x 14'7" (6.29 x 4.46)
uPVC panel and double glazed front entrance door, dual aspect double glazed windows to the front and rear, two radiators, meter cupboard, wall light points, beamed ceiling, useful understairs storage cupboard, stairs with access to the first floor with additional central heating radiator, TV and telephone point, solid wood flooring, door to kitchen.

KITCHEN
8'2" x 7'4" (2.49 x 2.26)
Equipped with a range of matching white faced base and wall storage cupboards with roll top work surfaces, counter level circular bowl sink and drainer with central mixer tap, tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer and cooker, double glazed window to the side, door to the rear lobby.

REAR LOBBY
uPVC panel and double glazed door to the courtyard, tiling to dado height, tiled floor, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

BATHROOM
7'5" x 5'6" (2.28 x 1.69)
White three piece suite comprising corner bath with bath seat, mixer tap and handheld shower attachment over, wash hand basin and push flush WC. Partially tiled walls, double glazed window to the side, tiled floor, radiator, spotlights and mirror fronted bathroom cabinet and additional wall storage unit.

FIRST FLOOR LANDING
Loft access to a partially boarded, lit and insulated loft space. Doors to both bedrooms and study room.

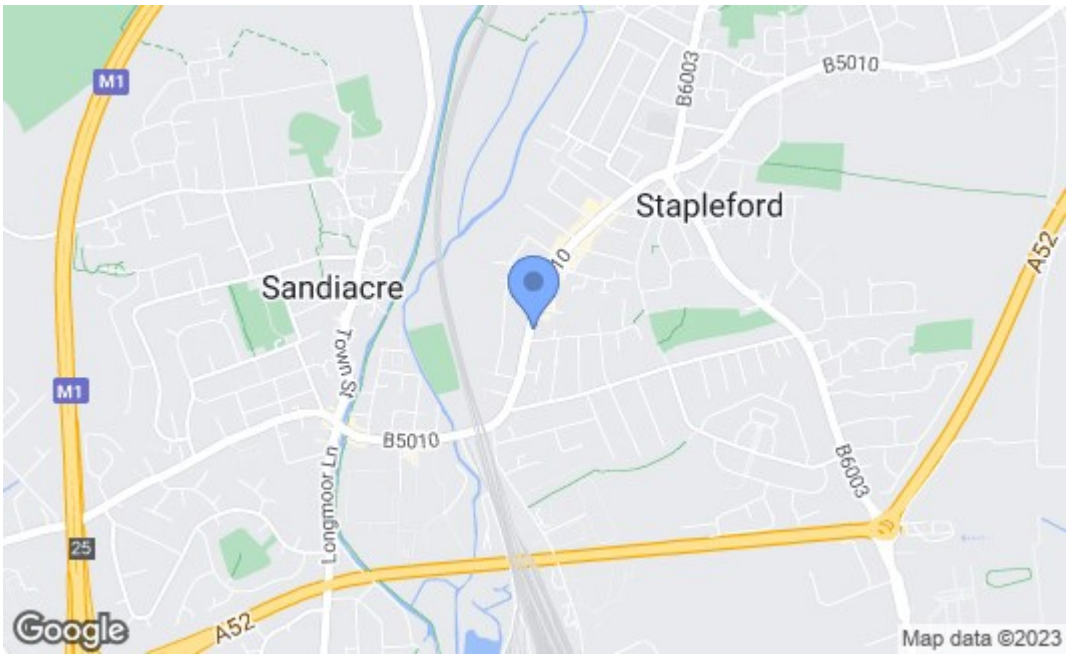
BEDROOM ONE (REAR)
11'7" x 8'8" (3.54 x 2.65)
Double glazed window, radiator, coving, useful over stairs storage cupboard.

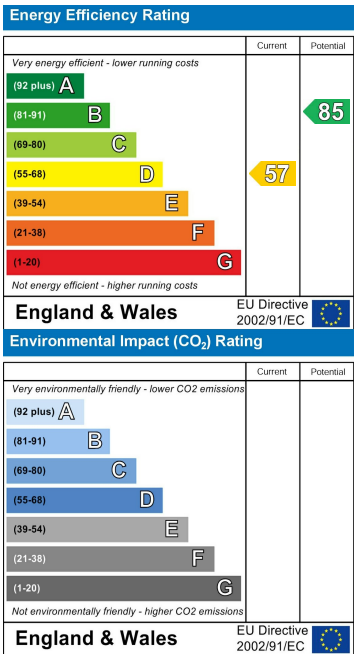
BEDROOM TWO (FRONT)
11'5" x 8'5" (3.49 x 2.58)
Double glazed window to the front, radiator.

OFFICE ROOM
7'6" x 6'0" (2.31 x 1.83)
This used to be part of the whole of the front bedroom which has been subdivided up with a stud wall creating a smaller bedroom and study space. This could easily be put back into one room if required by the onward purchaser.

OUTSIDE
To the front of the property there is an enclosed courtyard style garden with front entrance gate and access to the front entrance door. There are two useful sheds, one with power and lighting. To the rear there is an enclosed courtyard style garden with gated access onto the Hall's Road carpark, external water tap, useful shed with lighting and covered drying area.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre and take an eventual left hand turn onto Hall's Road. Look for and turn left into the Hall's Road carpark and the property can be found on the left hand side, identified by our For Sale board. Ref: 7994NH





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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044