Robert Ellis

look no further. . .

30 Clarehaven
Stapleford, Nottingham NG9 7JF

A NEO GEORGIAN STYLE, TWO BEDROOM END TOWN HOUSE

£165,000 Freehold

0115 949 0044

/robertellisestateagent

@robertellisea

A NEO GEORGIAN STYLE, TWO BEDROOM END TOWN HOUSE, OFFERED FOR SALE WITH NO CHAIN IN READY TO MOVE INTO CONDITION.

This property has recently undergone a programme of refurbishment and offers a modern contemporary feel with the benefit of upgraded gas central heating with a newly installed combination boiler, brand new contemporary fitted kitchen with built-in appliances including oven, hob, extractor, fridge and freezer and newly fitted bathroom suite.

Already benefiting from double glazing, the property has been redecorated throughout and has new carpets and floor coverings throughout.

The accommodation comprises entrance hall, lounge and dining kitchen to the ground floor, whilst the first floor landing leads to two bedrooms and bathroom/w.c. Landscaped rear gardens and the property benefits from a garage in an adjacent block.

Situated in this highly regarded residential suburb, ideally placed for many amenities including local schools for all ages, the town centre of Stapleford and within walking distance, or a short drive away from the Nottingham Express Tram, as well as the A52 for Nottingham, Derby and junction 25 of the M1 Motorway. This property would make a fantastic first home, as well as those looking to downsize or for young families.

Internal viewing is recommended.

ENTRANCE HALL
Double glazed front entrance door, stairs to the first floor and door to lounge.

LOUNGE
16'11" x 10'3" increasing to 13'5" (5.16 x 3.13 increasing to 4.1)
Radiator and double glazed bay window to the front.

DINING KITCHEN
13'5" x 9'10" narrowing to 8'2" (4.1 x 3.01 narrowing to 2.51)
Brand new range of fitted wall, base and drawer units with feature contrasting square edge work surfacing and inset ceramic single bowl sink unit. Built-in electric oven, electric hob and extractor hood over. Integrated fridge and freezer. Space and plumbing for washing machine. Table and chair space, double glazed windows and door to rear garden.

FIRST FLOOR LANDING
Built-in linen cupboard housing gas combination boiler (for central heating and hot water.)

BEDROOM 1
13'11" x 10'3" (4.25 x 3.13)
Deep built-in wardrobes, radiator and double glazed window to the front.

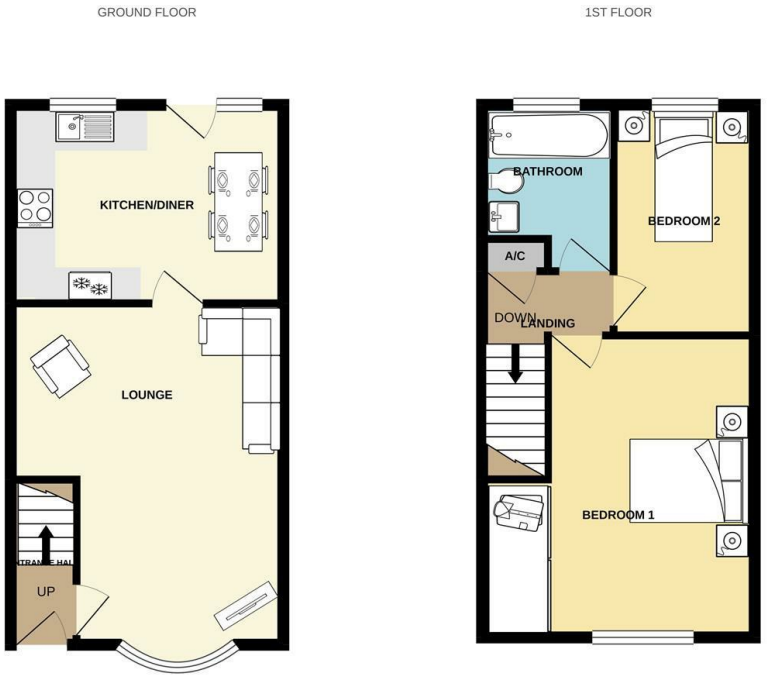
BEDROOM 2
11'3" x 7'7" (3.44 x 2.33)
Radiator and double glazed window to the rear.

BATHROOM
8'2" x 5'7" (2.5 x 1.72)
Incorporating a brand new three piece suite with vanity unit housing wash hand basin and low flush w.c. with concealed cistern. Bath with thermostatically controlled shower system and 'drench' fixed head, pivoting shower rose. Shower screen, partially tiled walls, fitted mirror heated towel rail and double glazed window.

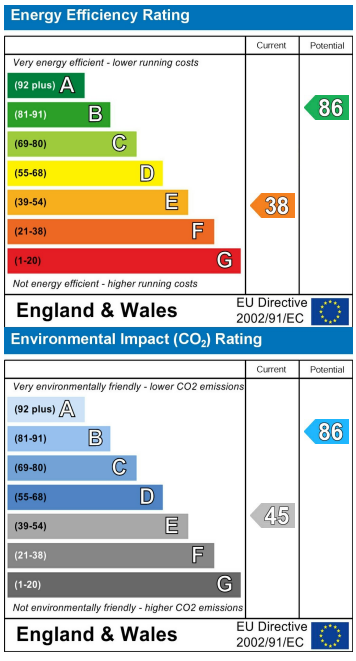
OUTSIDE
The property is set back from the road with front garden laid to lawn. The rear garden has been newly landscaped with contemporary paved patio area and matching pathway running to the foot of the plot. There are gravel beds, infilled with shrubs and garden shed. There is a single garage which is located in an adjacent block.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn right onto Toton Lane. turn fourth left onto Clarehaven, following the road down where the property can be found on the right hand side, identified by our For Sale Board.

Ref: 6905ps



Whilst 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.
Made with Metropix ©2020



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