Robert Ellis

look no further. . .

A THREE BEDROOM DETACHED HOUSE.

Church Street
Stapleford, Nottingham NG9 8GA

£340,000 Freehold

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A great three-bedroom detached property with a modern open plan kitchen, diner and living space and driveway for multiple cars.

Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This wonderful property would be considered an ideal opportunity for a large variety of buyers including growing families, young professionals or first-time buyers.

In brief the internal accommodation comprises; a welcoming entrance hall, through to a newly refurbished open plan kitchen, diner and living room and downstairs WC. Then rising to the first floor are three bedrooms and bathroom.

Outside the property to the front is a block paved driveway with ample off-street parking for multiple cars and gated access to the rear garden. This is primarily lawned with a paved seating area and access to an outdoor cabin and garage.

This delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout and is well worthy of an early internal viewing.

Entrance Hall
UPVC double glazed door through to a carpeted entrance hall, with radiator and UPVC double glazed window to the side aspect.

Open Plan Kitchen, Diner and Living Room

Living Room
13'0" x 11'6" (3.98 x 3.51)
Reception room, with engineered wood flooring, radiator, log burner with exposed brickwork surround and UPVC triple glazed window to the front aspect.

Kitchen
11'6" x 12'9" (3.51 x 3.89)
A range of wall and base units with island and quartz worktops over and tiled splashbacks, sink with mixer tap and drainer, inset electric five ring hob with extractor fan above and integrated electric oven, microwave and dishwasher. Space and fittings for freestanding American fridge freezer and UPVC double glazed sliding door to the rear garden.

Dining Room
7'3" x 11'8" (2.21 x 3.56)
Reception room, with engineered wood flooring, exposed brickwork feature wall, UPVC double glazed window to the front and side aspect and door to the side passage.

Downstairs WC
Fitted wash hand basin and low-level flush.

First Floor Landing
A carpeted landing space with UPVC triple glazed window to the side aspect.

Bedroom One
11'5" x 13'0" (3.50 x 3.97)
A carpeted double bedroom, with radiator, fitted wardrobe and UPVC triple glazed window to the front aspect.

Bedroom Two
11'6" x 12'5" (3.51 x 3.80)
A carpeted double bedroom, with radiator, fitted wardrobe and UPVC triple glazed window to the rear aspect.

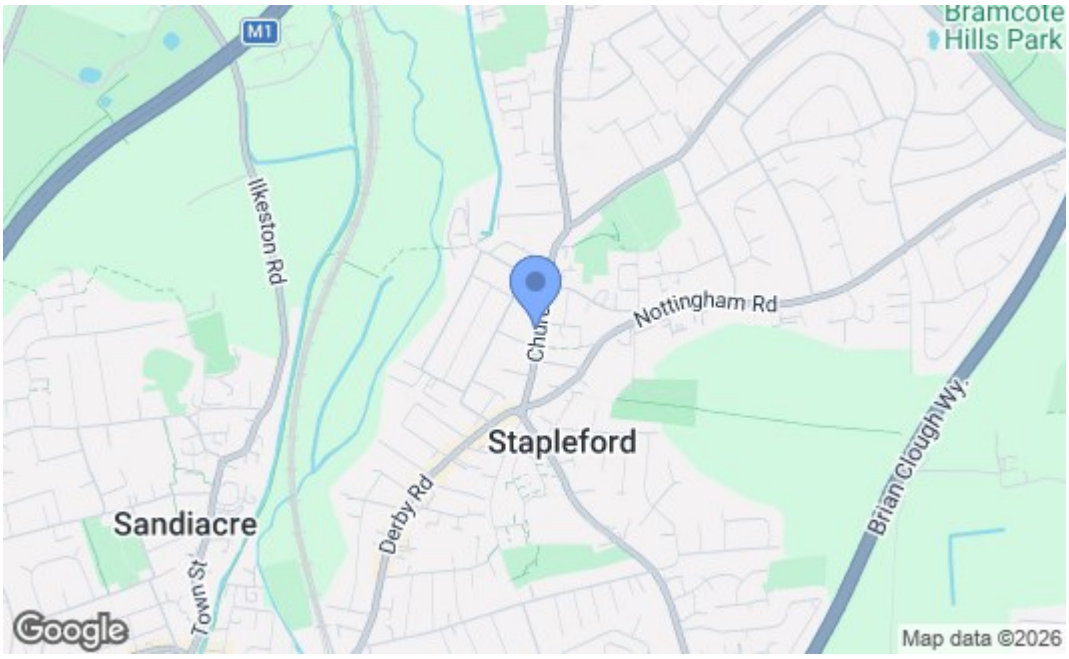
Bedroom Three
7'3" x 7'8" (2.23 x 2.34)
A carpeted bedroom, with radiator and UPVC triple glazed window to the front aspect.

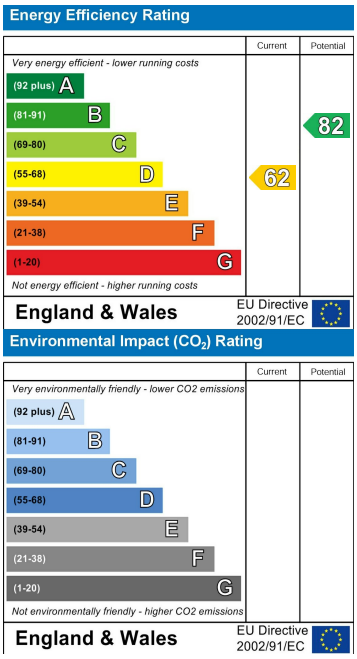
Bathroom
Incorporating a four-piece suite comprising low flush WC, pedestal wash hand basin, bath, walk in mains powered shower, part tiled walls, heated towel rail, access to the loft hatch and airing cupboard, housing the boiler.

Outside
To the front of the property is a block paved driveway with ample off-street parking for multiple cars and gated access to the rear garden. The enclosed, private garden is primarily lawned with a paved seating area and fenced boundaries.

Garage
9'1" x 23'5" (2.78 x 7.16)
Large garage with power points and electric garage door. Space and fittings for freestanding appliances to include washing machine and dryer.

Cabin
10'8" x 15'5" (3.27 x 4.70)
Currently set up as a home office, this versatile room has power points and UPVC double glazed French doors out to the garden.





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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