Robert Ellis

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Adelaide Close
Stapleford, Nottingham NG9 8QB

A WESTERMAN HOMES CONSTRUCTED, THREE BEDROOM DETACHED HOUSE, OFFERED FOR SALE WITH NO UPWARD CHAIN

£265,000 Freehold

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Robert Ellis are pleased to bring to the market, with no upward chain, this 1970's constructed Westerman Homes, three bedroom detached family house located within this favourable and quiet cul-de-sac residential location.

With accommodation over two floors which comprises an entrance hall, spacious through lounge/dining room and kitchen to the ground floor. The first floor landing then provides access to three bedrooms and a family bathroom suite.

Other benefits to the property include gas fired central heating from a recently fitted boiler, fitted approximately 1 year ago, double glazing, off street parking, detached garage and enclosed garden space to the rear.

As previously mentioned the property is located within this quiet cul-de-sac location within close proximity of Stapleford town centre and a variety of national and independent retailers and outlets, also easy access to good schooling for all ages and for those needing to commute there are good transport links nearby such as the A52 for Nottingham and Derby, the M1 J25 motorway and the Nottingham electric tram terminus situated at Bardill's roundabout.

We believe the property itself would make an ideal first time buy or young family home and we therefore highly recommend an internal viewing.

Entrance Hall
12'2" x 6'11" approx (3.71m x 2.11m approx)
Central UPVC panel and double glazed entrance door with double glazed windows to either side of the door, staircase rising to the first floor with decorative open spindle balustrade, laminate flooring, radiator, coat pegs, alarm control panel and doors to through lounge and kitchen.

Lounge/Dining Room
26'2" x 11'11" approx (7.98m x 3.65m approx)
Double glazed bow window to the front with tiled window sill, two radiators, laminate flooring, UPVC panel and double glazed French doors opening out to the rear garden with double glazed windows to either side of the door, media points and feature Adam style fire surround incorporating pebble effect fire.

Kitchen
11'10" x 9'6" approx (3.62m x 2.9m approx)
The kitchen is equipped with a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating counter level 1½ bowl sink unit with draining board and central mixer tap. Fitted counter level four ring gas hob with extractor over and double oven beneath, integrated washing machine, space for free standing washing, integrated fridge, tiled splashbacks, glass fronted crockery cupboards, double glazed window to the rear with fitted blind, UPVC panel and double glazed exit door to outside, tiled floor, spotlights and useful understairs pantry cupboard with the continuation of the tiled floor, gas and electricity meters, shelving and lighting.

First Floor Landing
Double glazed window to the side, doors to all bedrooms and bathroom. Loft access point to an insulated and lit loft space, airing cupboard housing the water cylinder with shelving above.

Bedroom 1
12'3" x 12'0" approx (3.75m x 3.66m approx)
Double glazed window to the rear, radiator, media points and laminate flooring.

Bedroom 2
12'0" x 11'10" approx (3.66m x 3.62m approx)
Double glazed window to the front, radiator and laminate flooring.

Bedroom 3
6'10" x 8'5" to 5'6" approx (2.1m x 2.58m to 1.7m approx)
Double glazed window to the front, radiator and laminate flooring.

Bathroom
9'1" x 6'10" approx (2.78m x 2.1m approx)
Three piece suite comprising tiled in bath with glass shower screen, mixer tap and mains ran shower over, wash hand basin with mixer tap and push flush w.c., double glazed windows to the side and rear, both with fitted blinds, wall mounted heart shaped bathroom mirror, chrome heated ladder towel radiator, partial wall tiling, tiled floor and spotlights.

Outside
To the front of the property there is a block paved driveway providing off street parking to the front which also leads down the right hand side of the property beyond the pedestrian gates into the rear garden. The front garden is also planted within a rockery housing a variety of mature bushes and shrubbery.

The rear garden is enclosed with timber fencing to the boundary line and offers an initial paved patio seating area leading onto a two tiered lawned garden having borders housing a variety of bushes and shrubbery. A continuation of the block paved driveway proceeds down the right hand side of the property beyond the gates, in turn leading to the detached garage.

Detached Garage
15'8" x 8'9" approx (4.79m x 2.69m approx)
Up and over door to the front, window to the side, power and lighting points.

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 turn right onto Hickings Lane and proceed past the entrance to the park. Continue along passing the Hickings Lane Medical Centre before taking an eventual left hand turn just prior to the parade of shops onto Washington Drive. Take the second left hand turn onto Perth Drive and then take the first right into the cul-de-sac of Adelaide Close. The property can then be found towards the head of the cul-de-sac on the right hand side.

Council Tax
Broxtowe Borough Council Band C

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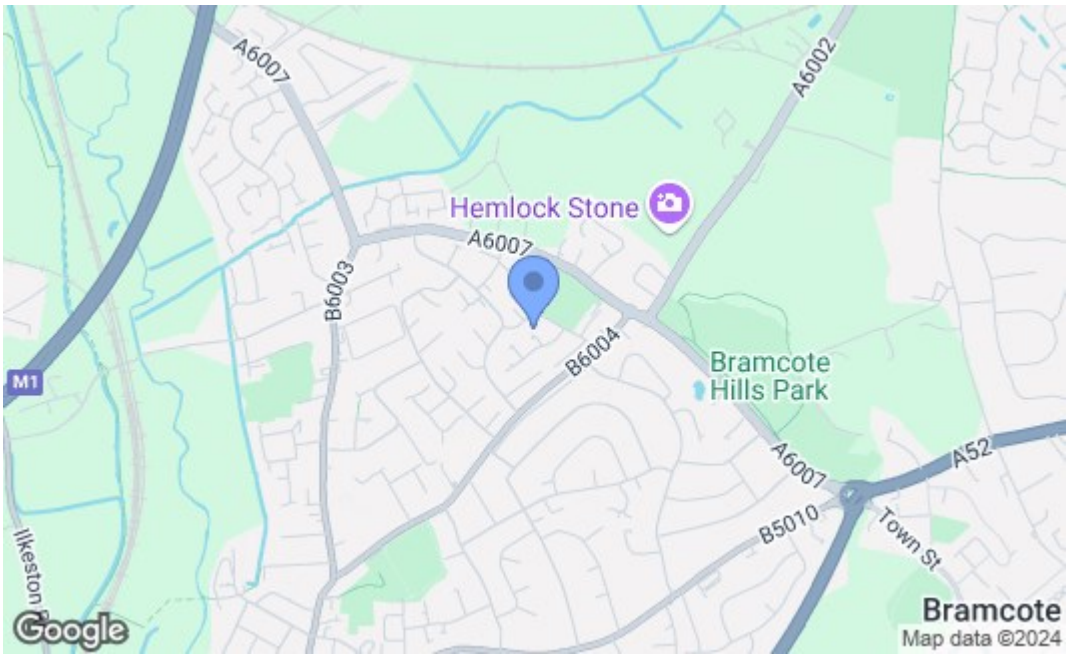

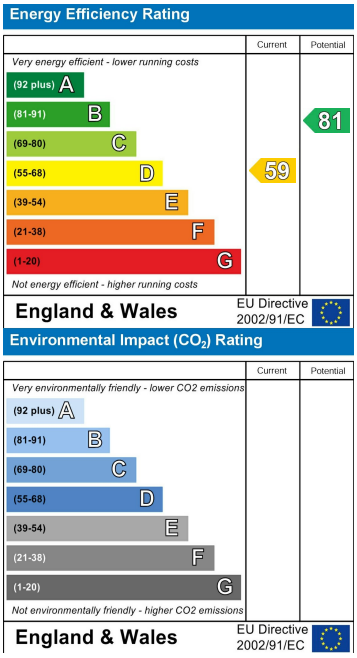

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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