



Westerlands  
Stapleford, Nottingham NG9 7JE

**£335,000 Freehold**

A SPACIOUS AND VERSATILE BEAUTIFULLY  
PRESENTED FOUR BEDROOM DETACHED  
FAMILY HOUSE



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET A SPACIOUS AND VERSATILE BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOUSE SITUATED WITHIN THIS HIGHLY REGARDED AND SOUGHT AFTER RESIDENTIAL CATCHMENT AREA WITHIN STAPLEFORD.

With accommodation over two floors comprising entrance porch, entrance hall, open plan "L" shaped lounge/diner, extended breakfast kitchen, playroom, family room and WC to the ground floor. A split level first floor landing then provides access to four bedrooms, bathroom and separate WC.

Other benefits to the property include off-street parking to the front and enclosed south east rear garden, gas fired central heating from combination boiler and double glazing.

Ideally suited to the growing family, the property is positioned within easy reach of excellent nearby schooling for all ages, including William Lilley, Fairfield and George Spencer Academy.

There is also easy access to the A52 to Nottingham and Derby, Junction 25 of the M1 and the Nottingham Express Tram terminus situated at Bardill's roundabout.

Due to the general shortage of four bedroom detached homes in the area, we highly recommend an internal viewing.



## ENTRANCE PORCH

uPVC panel and double glazed front entrance door with double glazed panels to either side, wall light point, panel and glazed door to entrance hall.

## ENTRANCE HALL

10'6" x 6'8" (3.21 x 2.05)

Staircase rising to the first floor, radiator, understairs storage cupboard, alarm control panel, coving, solid wood flooring, decorative wrought iron banister and archway opening through to the lounge.

## LOUNGE

12'6" x 10'9" (3.82 x 3.3)

Double glazed window to the front (with fitted blinds), TV point, solid wood flooring, provision for gas fire incorporating brick and tile surround and opening through to the dining area.

## DINING AREA

11'5" x 9'3" (3.48 x 2.84)

Double glazed window to the rear (with fitted blinds), radiator and solid wood flooring. Internal door to breakfast kitchen.

## BREAKFAST KITCHEN

16'10" x 11'5" (5.14 x 3.48)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with roll top work surfaces. Inset 1½ bowl sink and drainer with central mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over, fitted eye level double oven and combination grill, space for American style fridge/freezer, dual zone breakfast bar, glass fronted crockery cupboards, double glazed window to the rear, partial spotlights, Velux roof window, useful storage cupboard, radiator, plumbing for dishwasher and doors to sitting and utility room.

## SITTING/GARDEN ROOM

12'4" x 7'7" (3.77 x 2.33)

Sloping tiled ceiling, spotlights, Velux roof window, double glazed window to the rear (with inset fitted blinds) and matching uPVC panel and double glazed door to outside (also with inset fitted blind) and laminate flooring. Door to cloaks/WC

## CLOAKS/WC

6'11" x 3'9" (2.11 x 1.15)

Currently a two piece suite comprising push-flush WC and wash hand basin with feature tiled splashback and mixer tap, within the room there is also plumbing incorporated for a shower. Chrome heated ladder towel radiator, double glazed window to the rear, extractor fan and tiled floor.

## UTILITY ROOM

8'0" x 4'1" (2.45 x 1.25)

Ideal space for washing machine and tumble dryer with plumbing in situ. Granite effect roll top work surfaces over and fixed wall storage cupboards, meter cupboard and door to TV/playroom.

## TV/SECOND SITTING ROOM/PLAYROOM

10'2" x 7'7" (3.11 x 2.32)

Converted from the garage. With spotlights and feature colour changing ceiling lights, electric meter cupboard box and radiator.

## SPLIT FIRST FLOOR LANDING

Split level with doors to all bedrooms, bathroom and separate WC. Double glazed window to the rear (with fitted blinds), spotlights, coving, decorative wrought iron bannister, and access to the loft space via a pull-down ladder to a boarded, lit and insulated loft space. The loft houses the gas fired combination boiler (for central heating and hot water purposes).

## BEDROOM 1

12'5" x 11'10" (3.81 x 3.62)

Double glazed window to the front (with fitted blinds), radiator, wall light points, coving, spotlights, electric ceiling fan and mirror fronted sliding door fitted wardrobes with shelving and hanging space.

## BEDROOM 2

11'5" x 9'3" (3.5 x 2.84)

Double glazed window to the rear (with fitted blinds), radiator and coving.

## BEDROOM 3

11'8" x 7'10" (3.58 x 2.39)

Double glazed window to the front (with fitted blinds), radiator, coving, wall light points and fitted double cupboard.

## BEDROOM 4

7'0" x 6'7" (2.15 x 2.03)

Double glazed window to the front (with fitted blinds), radiator and router point.

## BATHROOM

8'2" x 5'5" (2.5 x 1.66)

Two piece suite comprising bath with electric shower over and wash hand basin with double storage cupboards beneath. Useful storage cupboard with shelving, double glazed window to the rear (with fitted roller blind), partial tiled walls, coving, ladder-style towel radiator and mirror fronted bathroom cabinet.

## SEPARATE WC

Low flush WC, fully tiled walls and double glazed window to the side.

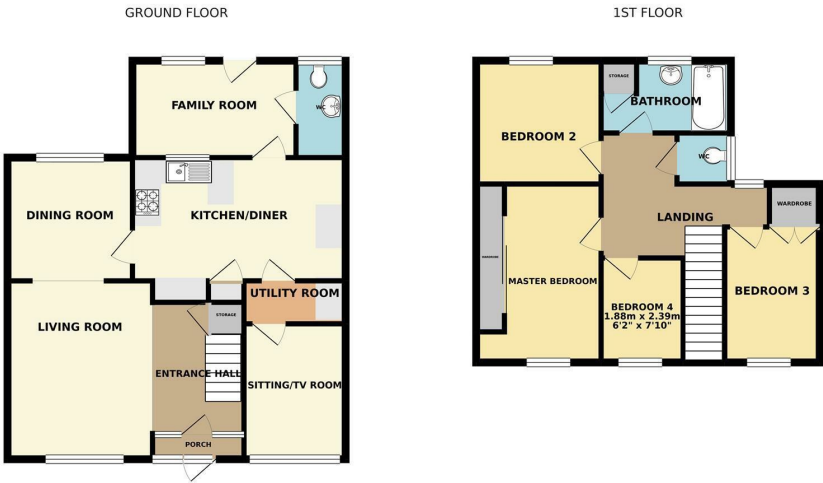
## OUTSIDE

To the front of the property there is a driveway space providing off-street parking with shaped lawn and flower beds housing a variety of bushes and shrubbery to the boundary lines. The south east facing rear garden is enclosed by timber fencing with concrete posts and gravel boards. The garden benefits from a private decked area, ideal for entertaining or space for a hot tub space. This then leads onto a shaped lawn section incorporating planted flowerbeds housing a variety of bushes, shrubs, trees and plants. Paved pathway to the foot of the plot, timber storage shed, external power, light and water tap.

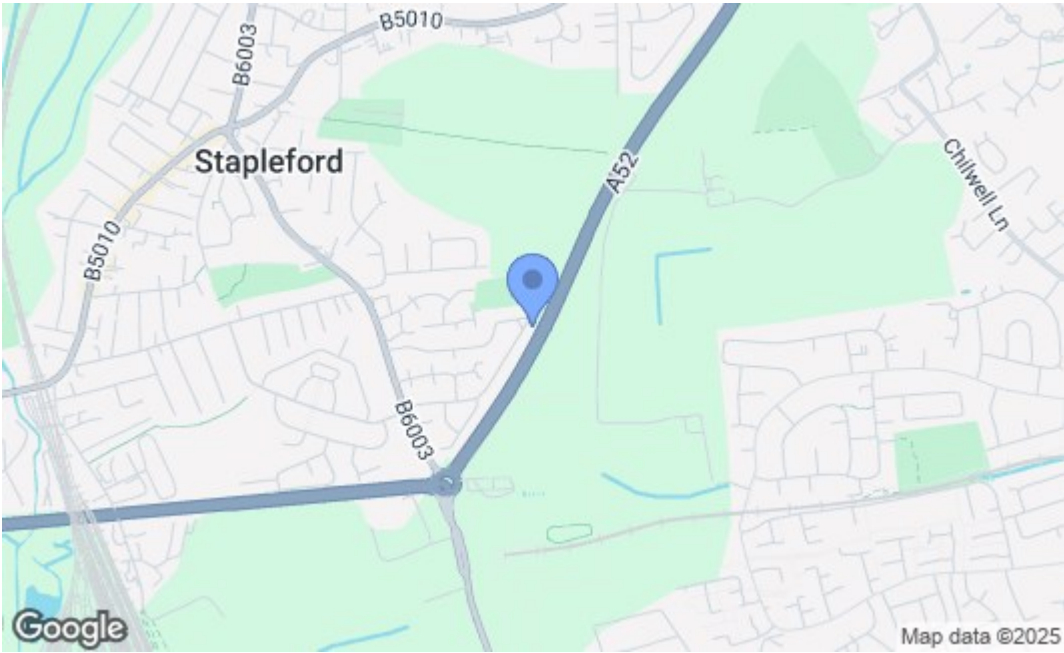
## DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed to The Roach traffic lights, turning right onto Toton Lane. Proceed over the brow of the hill, passing the entrance to Fairfield School and continue in the direction of Toton. Prior to the petrol station and Morrisons convenience store, turn left onto Westerlands and follow the bend in the road to the mini roundabout where the property can be found identified by our For Sale board.





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.  
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| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 82        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 71      |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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.