

**The Vista**  
**Stapleford, Nottingham NG9 7ES**

**£239,950 Freehold**

A CORNER PLOT THREE BEDROOM SEMI  
DETACHED HOUSE OFFERED FOR SALE  
WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS CORNER POSITION BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE WITH GARDENS TO THE FRONT, SIDE AND REAR.

Additional to the outside space, there is a driveway access from the neighbouring road, Wellspring Dale leading to a detached garage.

With accommodation over two floors, the ground floor comprises side entrance hall, bay fronted living room and open plan full width dining kitchen to the rear. The first floor landing then provides access to three bedrooms and a bathroom suite.

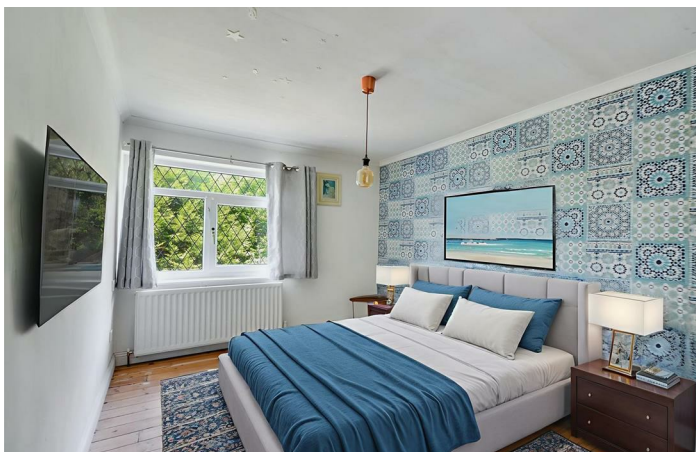
The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, detached garage and gardens to the front, side and rear.

The property is situated in this popular and established residential catchment area within close proximity of excellent nearby schooling for all ages, such as William Lilley, Fairfield and George Spencer Academy Trusts.

For those needing to commute, there are also good transport links nearby, such as the A52 for Nottingham/Derby, Junction 25 of the M11 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

The shops, services and amenities in the town centre are also close by, as well as open spaces, such as Archer's Field and Queen Elizabeth Park.

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



## ENTRANCE HALL

10'6" x 6'2" (3.22 x 1.88)

uPVC panel and double glazed side entrance door, radiator with display cabinet, turning staircase rising to the first floor. Doors to living room and kitchen.

## LIVING ROOM

18'1" x 17'7" (5.53 x 5.38)

Double glazed bay window to the front with three individually hung fitted roller blinds, double glazed window to the side with matching fitted roller blind, decorative beams to the ceiling, radiator, wall light points, fixed shelving, media points. Provision for burner with central chimney breast and tiled hearth.

## KITCHEN

18'1" x 11'10" (5.52 x 3.61)

The kitchen comprises a matching range of fitted handle-less base and wall storage cupboards, with granite style work surfaces incorporating single sink and draining board with mixer tap. Decorative tiled splashbacks, fitted four ring hob with oven beneath and provision for extractor fan over, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes, plumbing for washing machine, space for further kitchen appliances, double glazed windows to the side and rear, uPVC panel and double glazed exit door to outside, tiled floor, radiator.

## FIRST FLOOR LANDING

Double glazed window to the side with fitted Roman blind, useful storage cupboard with shelving and hanging rail, access to the loft, decorative wood spindle balustrade. Doors to all bedrooms and bathroom.

## BEDROOM ONE

14'4" x 11'9" (4.39 x 3.59)

Double glazed window to the front, radiator, coving, exposed floorboards.

## BEDROOM TWO

11'5" x 11'3" (3.50 x 3.45)

Double glazed window to the rear, radiator, coving.

## BEDROOM THREE

8'9" x 7'11" (2.69 x 2.43)

Double glazed window to the front with fitted roller blind, radiator, coving, exposed floorboards.

## BATHROOM

8'0" x 5'8" (2.44 x 1.73)

Modern white three piece suite comprising tiled-in bath with mixer tap and mains shower attachment over, wash hand basin with waterfall style mixer tap, push flush WC. Partial tiling to the walls, tiling to the floor, double glazed window to the rear, radiator.

## OUTSIDE

The property sits on a corner plot and benefits from gardens to all sides. To the front is a pedestrian gate access from The Vista leading to a front lawn garden with a selection of mature bushes and shrubbery with a raised deck space, paved pathway which leads down the right hand side of the property which offers a further lawn and screening hedgerow. There is a pedestrian gate which leads to the driveway and also further pedestrian gate into the rear garden.

## TO THE REAR

The rear garden is block paved for ease of maintenance, incorporating an outside water tap and lighting point, with access to two brick stores and personal access door into the garage.

## DRIVEWAY

Accessed from Wellspring Dale providing off-street parking for 1/2 vehicles and access to the garage.

## DETACHED GARAGE

Pitched roof, up and over door to the front, personal access door to the side.

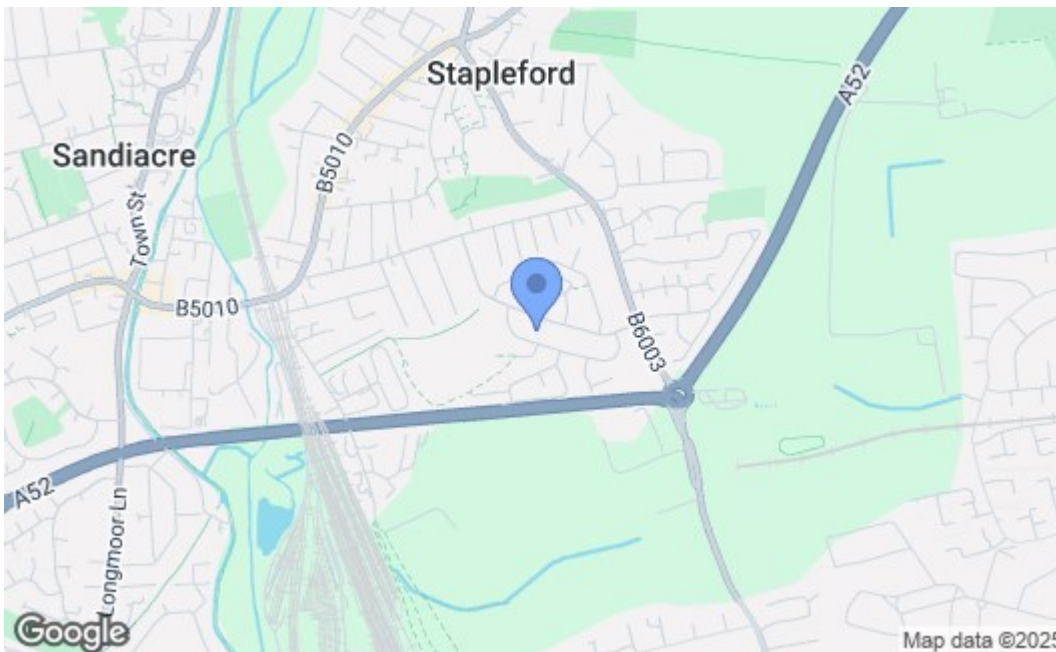
## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield School and descend in the direction of Bardills roundabout. Take an eventual right hand turn onto New Eaton Road and take the first left onto Wellspring Dale. Follow the bend in the road to the right, the entrance to The Vista can then be found on the right hand side.

## AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		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.