



Arnside  
Stapleford, Nottingham NG9 7EY

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**Asking Price £240,000 Freehold**



A three bedroom semi detached house backing onto and boasting views of Archer's Field recreation ground to the rear.

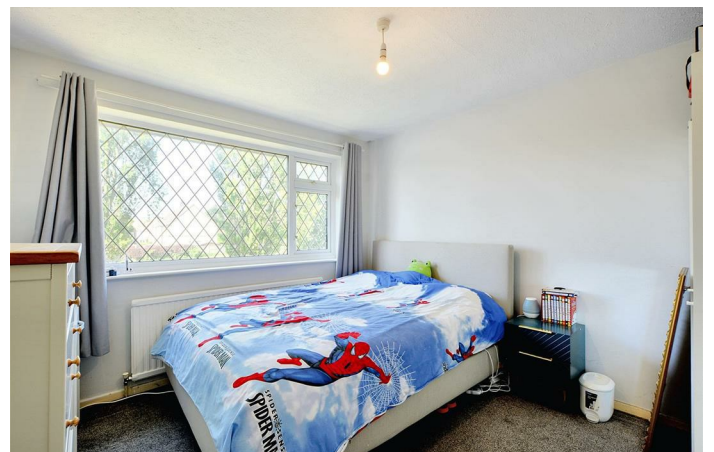
Situated in this popular and convenient residential location, great for families and commuters alike, as schools for all ages are within walking distance, including Fairfield and George Spencer Academies\*. The property is also great for families as there is a secure gate on the rear boundary opening to Archer's Field, a large open recreation space (great for burning off energy and walking dogs).

For those looking to commute, the A52 and Bardills Island is a short drive away, giving access to Nottingham, Derby, Junction 25 of the M11 motorway and the park and ride for the Nottingham tram. Local amenities can be found in the town centre of Stapleford.

The property benefits from gas fired central heating and double glazing, and comprises an entrance porch leading to a hallway, through lounge/diner, fitted kitchen, first floor landing to three bedrooms, and bathroom/WC.

Off-street parking is provided at the front and there is a driveway leading to a garage and enclosed gardens.

Viewing recommended.



## ENTRANCE PORCH

Double glazed window and front entrance door. Door to hallway.

## HALLWAY

Stairs to the first floor. Doors to lounge/diner and kitchen.

## LOUNGE/DINER

23'3" x 11'8" at widest point (7.11 x 3.56 at widest point)

Two radiators, double glazed windows to the front and rear.

## KITCHEN

10'4" x 7'8" (3.15 x 2.36)

Range of fitted wall, base and drawer units with work surfacing and stainless steel sink unit with single drainer. Electric oven, gas hob, extractor hood over. Plumbing for washing machine. Understairs store cupboard, double glazed window and door to the rear.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

12'2" x 11'5" (3.73 x 3.48)

Radiator, double glazed window to the front.

## BEDROOM TWO

10'11" x 10'0" (3.35 x 3.07)

Radiator, double glazed window to the rear enjoying views over Archer's Field recreation ground.

## BEDROOM THREE

7'8" x 7'8" (2.36 x 2.36)

Radiator, double glazed window to the rear enjoying views over Archer's Field recreation ground.

## BATHROOM

Incorporating a three piece suite comprising wash hand basin, low flush WC, bath with shower over. Partially tiled walls, heated towel rail, cupboard housing 'Vaillant' gas combination boiler (for central heating and hot water).

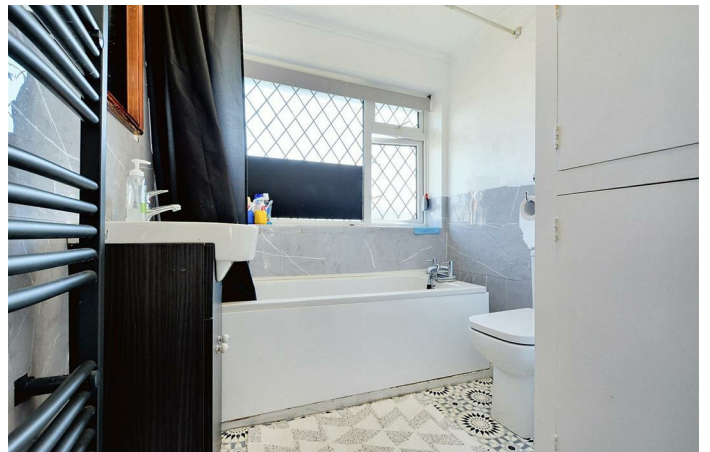
## OUTSIDE

To the front there is a garden laid to lawn, partially

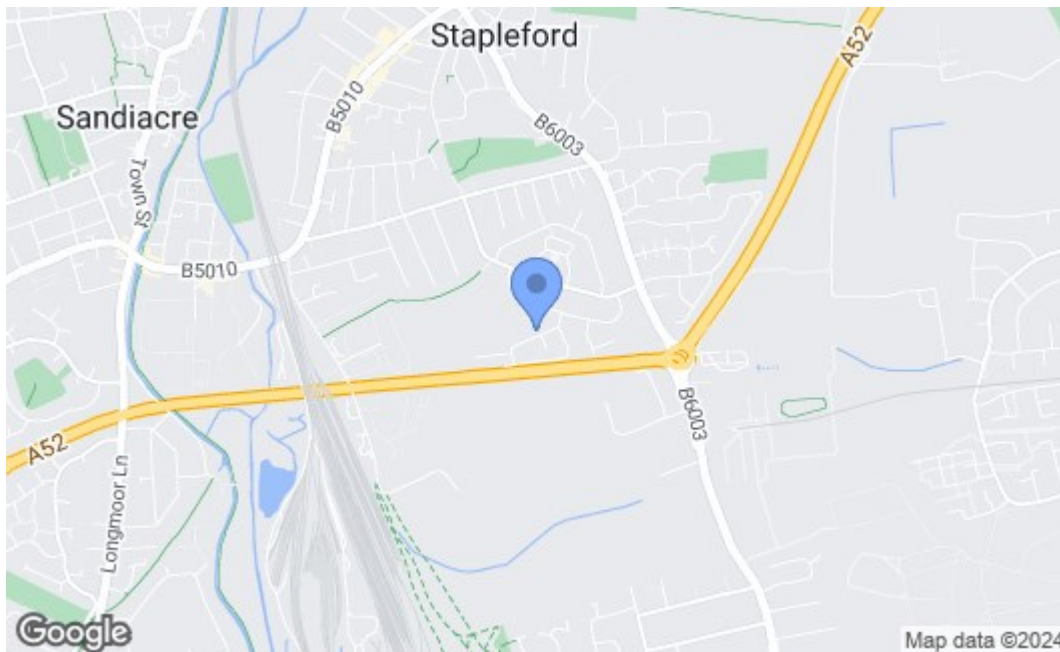
hedged-in to the front boundary, driveway providing off-street parking for two vehicles in tandem. The driveway continues along side the house and gives access to the garage at the rear. The rear garden is fenced and enclosed with a patio, lawn and sheds to the foot of the plot. There is a secure gate giving access to Archer's Field recreation ground.

## \*AGENTS NOTE

We recommend that any intending purchaser make their own enquiries as to the current admission policies regarding the schools named.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	
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			
<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.