



**Thorpe Close  
Stapleford, Nottingham NG9 8FB**

**£180,000 Freehold**

A THREE BEDROOM END TERRACED HOUSE WHICH WAS MODERNISED AND REFURBISHED IN 2020 AND COMES TO THE MARKET IN READY TO MOVE INTO CONDITION



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Features of this property include gas fired central heating served from a combination boiler, UPVC double glazed windows throughout, a new roof and rendering formed part of the refurbishment.

Offering a stylish modern interior that is ready to move into, the accommodation comprises entrance hall, lounge and open plan fitted dining kitchen to the ground floor. To the first floor the landing provides access to three bedrooms and bathroom/w.c.

Situated on a corner plot with attractively landscaped gardens to the rear, the property enjoys glimpses of the River Erewash and open fields. Far from being isolated, the property is situated within walking distance of Stapleford town centre, offering a variety of shops and amenities and regular bus service linking Nottingham and Derby. The A52 is a short drive away, as is junction 25 of the M1 Motorway and the park and ride for the Nottingham Express Tram.

This property would make an ideal first home and with three bedrooms, offers great versatility for those wishing to work from home or start a family. Internal viewing is recommended.



#### ENTRANCE HALL

UPVC double glazed front entrance door, stairs to the first floor and door to lounge.

#### LOUNGE

11'3" x 10'11" (3.43 x 3.35)

Radiator and double glazed window to the front. Door to kitchen.

#### DINING KITCHEN

14'3" x 12'0" (4.35 x 3.68)

Incorporating a range of modern and contemporary fitted wall, base and drawer units finished in high gloss door fronts with contrasting square edge work surfacing. Inset stainless steel sink unit with single drainer. Built-in electric oven, electric hob and extractor hood over. Plumbing and space for washing machine and cupboard housing wall mounted gas combination boiler (for central heating and hot water.) Radiator, table and chair space, understairs storage cupboard, double glazed window and double glazed French doors opening to the rear garden.

#### FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

#### BEDROOM 1

12'1" x 8'8" (3.7 x 2.66)

Radiator and double glazed window to the rear enjoying views over the surrounding area.

#### BEDROOM 2

11'1" x 8'9" (3.38 x 2.68)

Radiator and double glazed window to the front.

#### BEDROOM 3

9'3" x 5'1" (2.82 x 1.57)

Radiator and double glazed window to the rear.

#### BATHROOM

8'3" x 5'1" (2.52 x 1.55)

Incorporating a modern white three piece suite comprising inset wash hand basin, low flush w.c. and bath with shower over. Feature composite splashbacks, heated towel rail and double glazed window.

#### OUTSIDE

To the front, the garden is open plan with a section laid to lawn with contemporary paving and pathway leading to front door. There is gated pedestrian access at the side of the property leading to the rear garden which is enclosed and fenced to all sides. Laid mainly to lawn with contemporary raised sleeper bedding, built-in seating and hard standing.

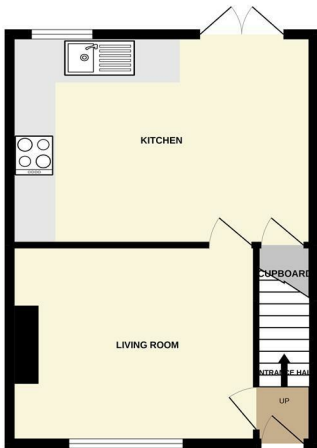
#### DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre, turning almost immediately right onto Warren Avenue. Follow the 'S' bends around into the continuation of Warren Avenue and towards the end of the street turn left onto Shanklin Drive. Turn right onto Thorpe Close where the property can be found as the first house on the left hand side, identified by our For Sale Board.

Ref: 7431ps



GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.

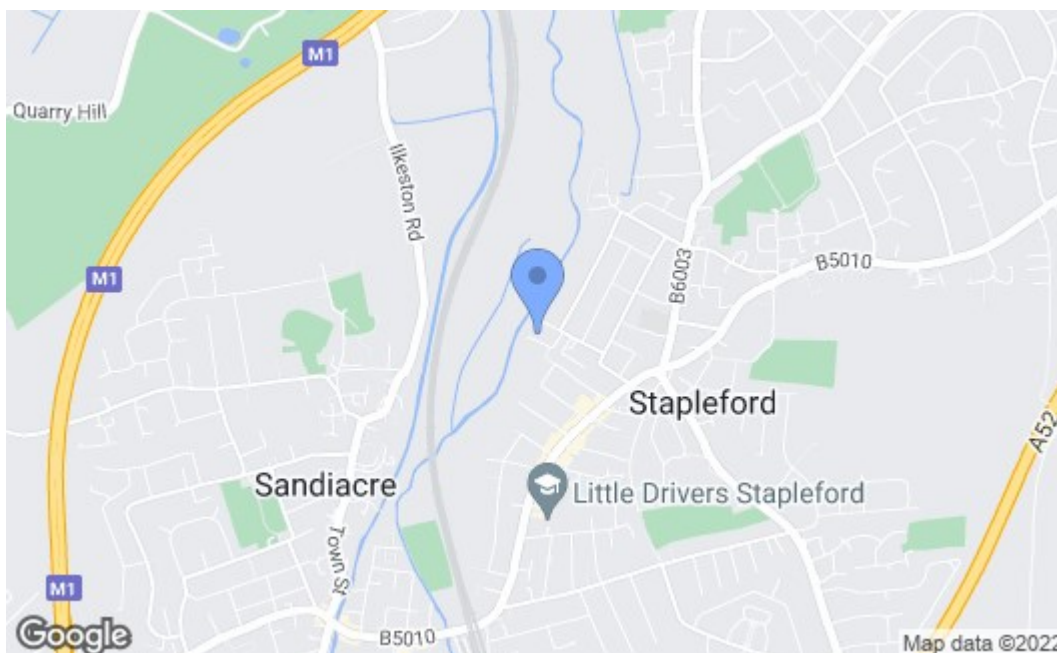


1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 sq.m.) approx.

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			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.