



Arnside  
Stapleford, Nottingham NG9 7EY

A THREE BEDROOM SEMI DETACHED  
HOUSE

**£200,000 Freehold**



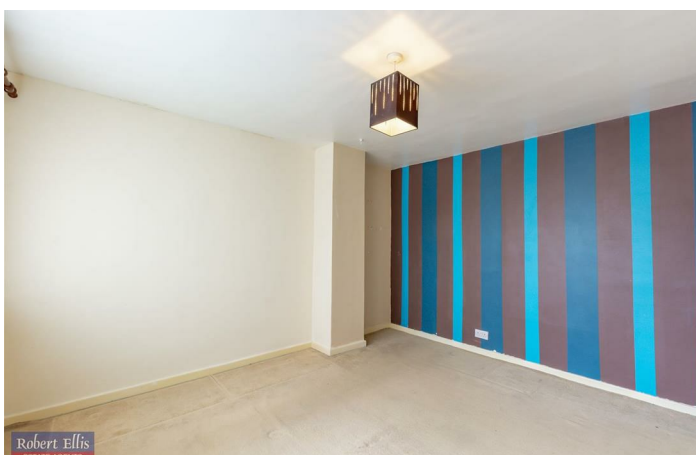
#### A THREE BEDROOM SEMI DETACHED HOUSE.

This property comes to the market in ready to move into condition, with immediate vacant possession and benefits from gas fired central heating, recently replaced UPVC double glazed windows and doors and modern fitted kitchen and bathroom.

Situated in this popular residential suburb, ideally suited for both families and commuters alike, as schools for all ages are within walking distance, including the well regarded George Spencer and Fairfield Academies\*. The A52 for Nottingham, Derby, M1 Motorway and the Park and Ride for the Nottingham Express Tram are also a few minutes drive away.

There are many other facilities close buy including a number of open spaces and parks and the town centre is less than a mile away with a variety of shops and facilities and recently opened Aldi and just into Toton can be found Tesco Extra and just beyond that Chilwell Retail Park and Attenborough Nature Reserve. The partially walled in and block paved courtyard provides parking and there is an additional car parking facility at the side of the property which a carport. The rear garden has a further hard standing area and a lawn.

This property would make a fantastic first home and due to the current popularity of this house type and location, we strongly recommend an early internal viewing to avoid disappointment.



### ENTRANCE PORCH

Double glazed window and front entrance door, further double glazed door to hallway and door to cloaks/w.c.

### CLOAKS/W.C.

Incorporating a two piece suite comprising wash hand basin with vanity unit and low flush w.c. Double glazed window.

### HALLWAY

13'4" x 6'0" (4.08 x 1.85)

Radiator and stairs to first floor. Doors to kitchen and lounge/dining room.

### LOUNGE/DINING ROOM

23'7" x 11'10" reducing to 9'11" (7.21 x 3.63 reducing to 3.04)

Wall mounted gas fire and back boiler (for central heating and hot water.) Two radiators, double glazed windows to the front and rear.

### KITCHEN

10'4" x 7'10" (3.17 x 2.4)

Incorporating a range of modern fitted wall, base and drawer units with contrasting rolled edge work surfacing and inset stainless steel sink unit with single drainer. Built-in electric Smeg oven, and matching Smeg gas hob and extractor hood over. Integrated 'Hotpoint' washer/dryer. Understairs storage cupboard with double glazed window. Double glazed window and composite double glazed door to side.

### FIRST FLOOR LANDING

Double glazed window, loft hatch and doors to bedrooms and bathroom.

### BEDROOM 1

12'4" x 11'8" (3.76 x 3.56)

Radiator and double glazed window to the front.

### BEDROOM 2

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

Radiator and double glazed window to the rear.

### BEDROOM 3

8'0" x 7'11" (2.45 x 2.42)

Radiator and double glazed window to the rear.

### BATHROOM

6'6" x 6'4" (2 x 1.95)

Three piece suite comprising wash hand basin with vanity unit, low flush w.c. and panel bath with mixer taps and electric shower over. Tiling to walls, heated towel rail and built-in airing cupboard with lagged cylinder.

### OUTSIDE

Partially walled in forecourt, finished with block paving and providing off-street parking for two vehicles. There is a gated driveway at the side of the house with a carport. the driveway continues along the side of the property to a hard standing, where there is a galvanised steel shed. The rear garden is enclosed and laid to lawn with raised planter and greenhouse.

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to The Roach traffic lights and turn right onto Toton Lane. Proceed over the brow of the hill and continue along the road turning right onto New Eaton Road. Turn first left onto Wellspringdale. Turn second left onto Silverdale and then right onto Arnside where the property can be found on the right hand side identified by our For Sale Board.

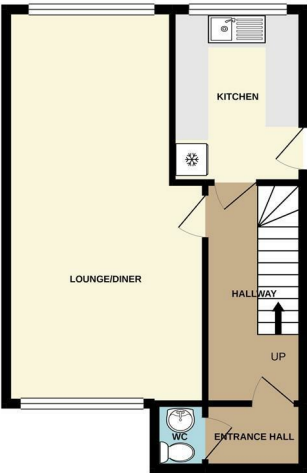
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### \*AGENTS NOTE

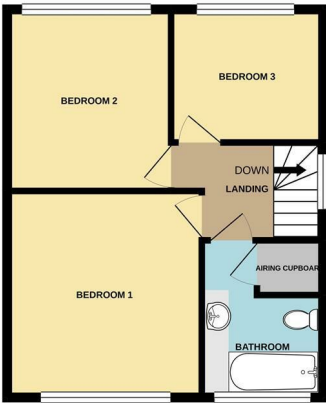
Any purchaser should make their own enquiries in respect of the current admission policies regarding the schools mentioned.



GROUND FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.3 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                                                     |         | 85        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 53      |           |
| (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.