Robert Ellis

look no further. . .

Sherwin Road
Stapleford, Nottingham NG9 8PQ

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

£200,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION BEING BROUGHT TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN.

With traditional accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, bay fronted living room, dining room, kitchen and utility room. The first floor landing then provides access to three bedrooms and a bathroom suite.

The property also benefits from double glazing, alarm, off-street parking and generous garden to the rear.

The property is located within close proximity of excellent nearby schooling for all ages. There is also easy access to ample outdoor space such as Hickings Lane, Ilkeston Road recreational ground and Bramcote Park. For those needing to commute, there are great transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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

ENTRANCE HALL
11'8" x 7'8" (3.57 x 2.35)
Aluminium and double glazed front entrance door, wall mounted Dimplex heater, staircase rising to the first floor with useful understairs storage space, meter cupboard, coving. Doors to living room, kitchen and WC.

WC
4'5" x 2'5" (1.36 x 0.74)
Push flush WC, double glazed window to the side, coving.

LOUNGE
16'4" x 10'8" (5.00 x 3.27)
Double glazed bay window to the front, coving, media points, wall mounted Dimplex heater. Sliding doors to dining room.

DINING ROOM
10'9" x 8'2" (3.29 x 2.51)
Sliding double glazed patio doors opening out to the rear garden, wall mounted Dimplex heater, coving. Sliding doors leading back through to the living room and further panel and glazed door to kitchen.

KITCHEN
12'7" x 8'11" (3.86 x 2.73)
Equipped with a matching range of fitted base and wall storage cupboards with inset single sink and draining board with central mixer tap. Space for cooker and under-counter fridge, two double glazed windows to the rear overlooking the rear garden (both with fitted roller blinds), space for dining table and chairs, part panelling to dado height, coving. Doors to hallway, dining room and utility room.

UTILITY ROOM
8'5" x 6'7" (2.58 x 2.01)
Equipped with base storage cupboards with single sink and draining board, plumbing for washing machine, panelling to dado height, double glazed window to the side, coving, wall mounted Dimplex fan and double height storage cupboard.

FIRST FLOOR LANDING
Spacious area (ideal study space) with double glazed window to the rear overlooking the rear garden. Loft access point to an insulated and lit loft space. Doors to all bedrooms, bathroom and separate WC.

BEDROOM ONE
12'3" x 10'9" (3.74 x 3.29)
Double glazed window to the front, Dimplex heater, coving, fitted full height wardrobe with matching overhead storage cupboards, fitted overstairs wardrobe (also with matching overhead storage cupboards).

BEDROOM TWO
11'3" x 10'10" (3.45 x 3.32)
Double glazed window to the front, Dimplex heater, fitted wardrobes.

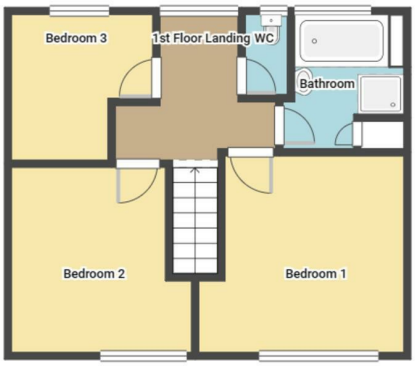
BEDROOM THREE
9'0" x 8'7" (2.76 x 2.64)
Double glazed window to the rear, coving, fitted desk.

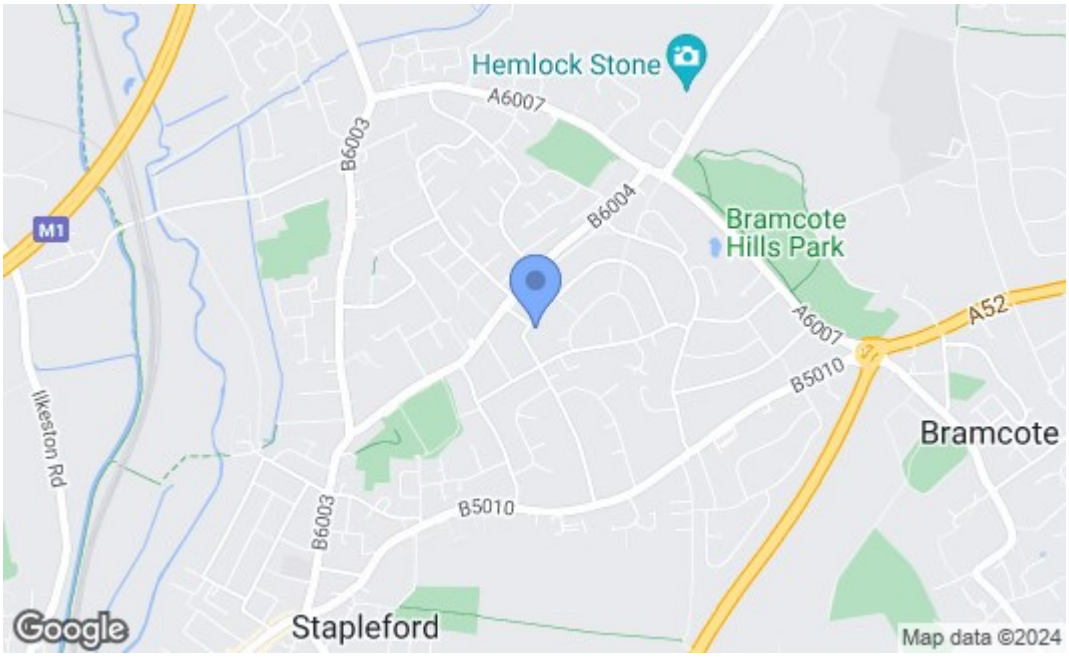
BATHROOM
7'11" x 6'7" (2.42 x 2.02)
Three piece suite comprising panel bath, wash hand basin, separate tiled and enclosed shower cubicle with electric shower, airing cupboard housing hot and cold water cylinders, double glazed window to the rear, coving, partial wall tiling, wall mounted bathroom cabinet.

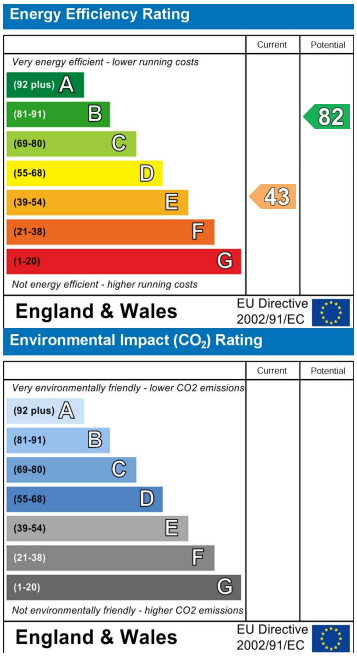
OUTSIDE
To the front of the property there is a lower kerb entry point passing through double security gates to a side tarmac driveway providing off-street parking which, in turn, opens out to the rear garden and to the detached garage. The front garden has a shaped lawn with block paved edges, hedgerow to the boundary line, planted borders housing a variety of bushes and shrubbery. The rear garden is split into two sections making an ideal family sized garden with two separate lawn areas with pathway leading down from the front to the back of the plot, planted borders housing a variety of bushes and shrubbery, hedgerow to the boundary line, useful timber storage shed with power and light. External lighting point and access to the detached garage.

DETACHED GARAGE
Double doors to the front, window to the side, power and lighting points.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and proceed past the entrance to the park. Look for and take an eventual right hand turn onto Ryecroft Street, passing the entrance to the Doctors Surgery. At the "T" junction, the property can be found straight ahead, identified by our For Sale board on Sherwin Road.







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.