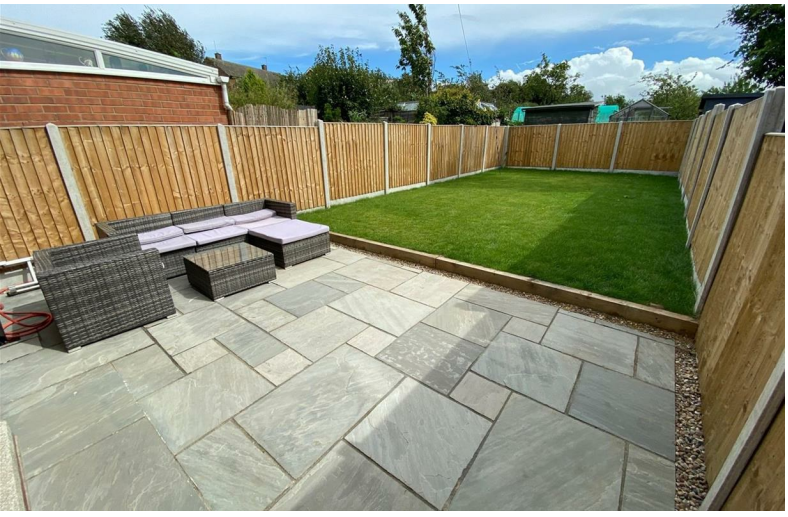
Robert Ellis

look no further. . .



The Crescent
Stapleford, Nottingham NG9 8JA

A TOTALLY RENOVATED TWO BEDROOM,
BAY FRONTED SEMI DETACHED HOUSE

Offers Over £190,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET A MODERN AND RECENTLY RENOVATED, BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE, SITUATED WITHIN THIS POPULAR NO THROUGH ROAD LOCATION.

Having been modernised throughout by the current owner to include re-fitted kitchen, re-fitted shower room, modern central heating system, replacement soffits and fascias, redecoration, recently laid floor coverings, re-wired, re-plastered internally and externally sprayed windows and doors, newly fitted composite front door, re-landscaped garden and fencing and recent block paved driveway to the front.

The internal accommodation comprises entrance hall bay fronted living room and dining kitchen to the ground floor. The first floor landing then provides access to two bedrooms and a three piece shower room.

Other benefits to the property include gas fired central heating from a combination boiler, double glazing, ample off-street parking and enclosed, re-landscaped rear garden.

Ideally suited to both first time buyers and young families alike, the property is well worth an internal viewing to appreciate the work undertaken by the current owner.

We highly recommend an internal viewing.

ENTRANCE HALL
3'7" x 2'9" (1.1 x 0.84)
Composite and double glazed front entrance door, radiator, stairs to first floor and door to:

LOUNGE
13'4" x 11'9" (4.07 x 3.59)
Double glazed bay window to the front with fitted blinds, t.v. and telephone point, radiator and door to:

DINING KITCHEN
15'1" x 11'6" (4.6 x 3.52)
Modern kitchen, comprising a range of matching fitted base and wall storage cupboards, with square edge work surfaces. Inset fitted four ring hob with extractor over and oven beneath, plumbing for washing machine, integrated dishwasher, space for full height fridge/freezer, two double glazed windows to the rear (with fitted blinds), radiator, recently installed wall mounted gas fired central heating combination boiler, UPVC panel and double glazed exit door, double glazed window to the side (with fitted blinds), radiator, laminate flooring, spotlights and door to:

USEFUL UNDER-STAIRS STORAGE PANTRY
Housing the electricity box.

FIRST FLOOR LANDING
Doors to both bedrooms and shower room, double glazed window to the side, LED spotlight and loft access point to a partly boarded and insulated loft space.

BEDROOM 1
15'2" x 11'4" (4.64 x 3.47)
Two double glazed windows to the front and radiator.

BEDROOM 2
11'0" x 7'7" (3.37 x 2.33)
Double glazed window to the rear, overlooking the rear allotments and radiator.

SHOWER ROOM
7'9" x 7'0" (2.37 x 2.14)
Recently refitted comprising walk-in double size shower cubicle with dual head mains fed shower, wash hand basin with mixer tap, double storage cupboards beneath and push-flush w.c. Fully tiled walls and floor, chrome heated ladder towel radiator, double glazed window to the rear with fitted blinds and Bluetooth LED spotlights.

OUTSIDE
To the front there is a spacious, block paved driveway providing off-street parking comfortably for four vehicles, fencing to either boundary side, access to the front entrance door and side access gate leading to the rear. The rear garden has been recently landscaped with fencing to either side and the rear fitted with concrete post and gravel boards, there is a good size paved patio area, ideal for entertaining and leading onto a lawn section. External water tap and lighting point. Side access gate leading back to the front driveway.

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 left onto Pasture Road and proceed in the direction of Trowell. Just prior to the mini roundabout turn right onto The Crescent and the property can then be found a little way along on the right hand side, identified by our For Sale Board.

Ref: 8573NH

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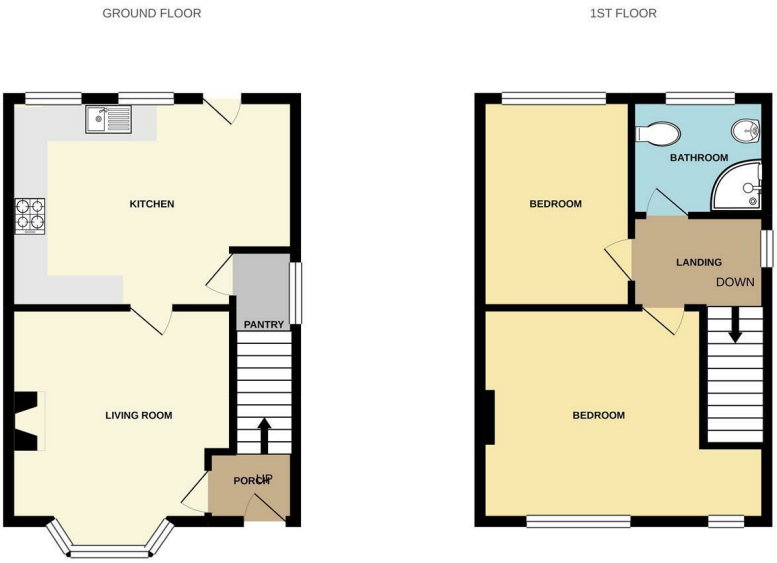

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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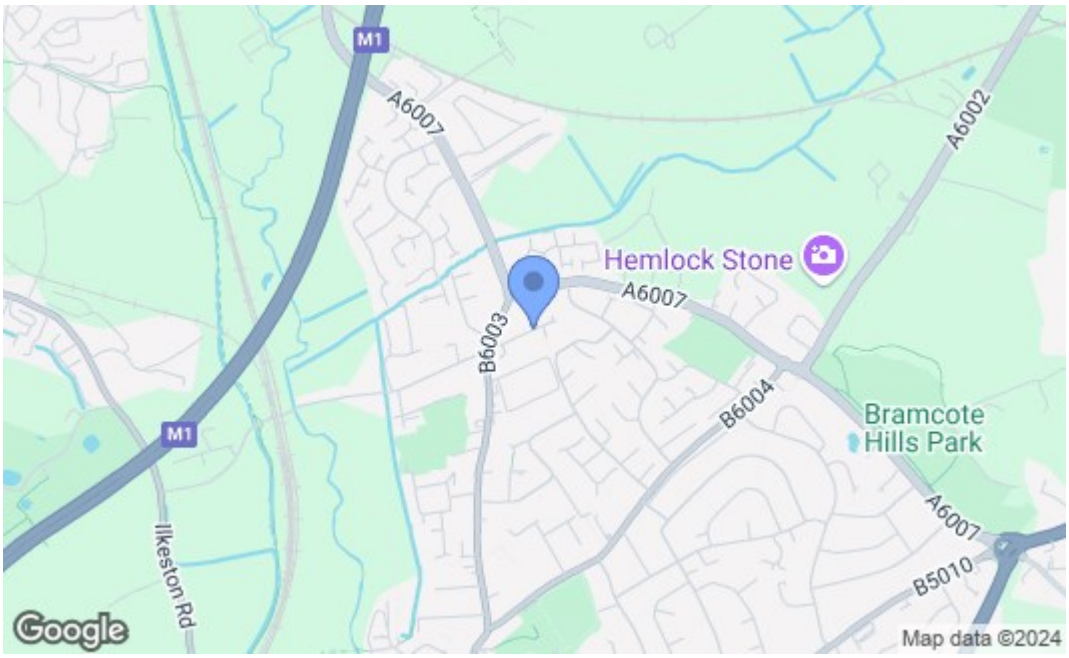

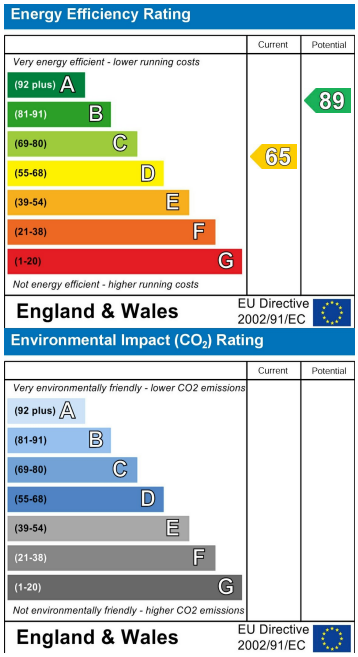

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30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044