Robert Ellis

*look no further...*








15 Mill Road,
Stapleford, Nottingham
NG9 8GD

**£165,000 Freehold**

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A BAY FRONTED SEMI DETACHED VICTORIAN HOUSE WITH GAS CENTRAL HEATING, TWO BEDROOMS, TWO RECEPTION ROOMS, CONSERVATORY AND CORDULA SUN CANOPY.

This particularly well appointed period property comes to the market in ready to move into condition with a stylish modern and contemporary interior. Features include a fully fitted kitchen with built-in appliances and a spacious four piece first floor bathroom suite with corner shower cubicle and corner spa bath.

Further features include a conservatory with attached glazed covered seating area, great for alfresco dining, which has an aspect over the attractive, yet easy to maintain rear gardens.

Gas centrally heated from a combination boiler and double glazed throughout, the accommodation comprises side entrance hall with light and airy lounge to the front, dining room which opens through to the fitted kitchen, beyond which is a lobby, cloakroom/w.c. and conservatory. Rising to the first floor, the landing provides access to two bedrooms and family bathroom.

Conveniently situated within walking distance of Stapleford town centre and various local amenities. A fantastic home, of which an early internal viewing comes highly recommended.





SIDE ENTRANCE HALL
Double glazed front entrance door, stairs to the first floor and door to dining room.

LOUNGE
14'6" (into bay) narrowing to 11'10" x 11'10" (4.43 (into bay) narrowing to 3.62 x 3.62)
Contemporary electric flame effect fire, modern and contemporary media and storage units, radiator, double glazed window and double glazed bay window to the front. TV and telephone point. The lounge is accessed from the dining room.

DINING ROOM
11'11" x 11'11" (3.64 x 3.64)
Understairs store cupboard, access to lounge, radiator, double glazed window to the rear and open to kitchen.

KITCHEN
12'0" x 8'3" (3.66 x 2.54)
Range of modern fitted wall, base and drawer units with roll edge work surfacing and inset 1½ bowl sink unit with single drainer. CDA Bosch Built-in appliances which include gas hob with extractor hood over, double oven, microwave, fridge, freezer, washing machine and dishwasher. Double glazed window to the rear and door to rear lobby.

REAR LOBBY
Open to conservatory with radiator and door to cloaks/w.c.

CLOAKS/W.C.
Corner wash hand basin, low flush w.c., electric heated towel rail and extractor fan.

CONSERVATORY
11'0" x 8'8" (3.37 x 2.66)
Double glazed windows and door to rear garden.

FIRST FLOOR LANDING
Hatch and ladder to boarded loft which houses the wall mounted gas combination boiler (for central heating and hot water.)

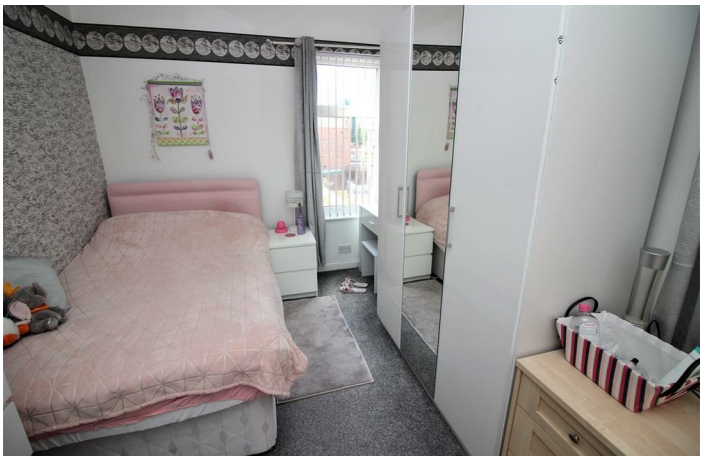
BEDROOM 1
12'1" x 11'10" (3.69 x 3.63)
Radiator and double glazed window to the front. TV point.

BEDROOM 2
11'11" x 8'9" (3.64 x 2.69)
Over stairs storage cupboard, radiator, double glazed window to the side and double glazed window to the rear.

FAMILY BATHROOM
12'1" x 7'6" (3.7 x 2.31)
Incorporating a modern and contemporary four piece suite comprising wash hand basin with vanity unit, low flush w.c., corner shower cubicle and corner spa bath. Tiling to walls, under-floor heating heated towel rail and double glazed window.

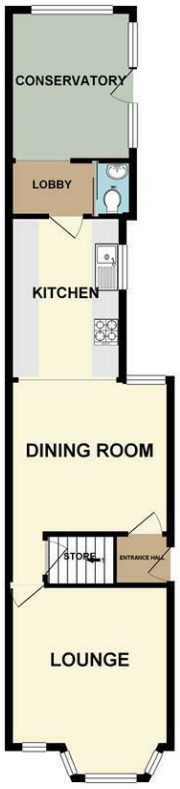
OUTSIDE
The property is set back from the road with walled in front garden and pedestrian access at the side leading to side entrance door and gate to rear garden. The rear garden is enclosed and attractively landscaped. There is a patio area covered by contemporary glazed awning attached to the conservatory. The remainder of the garden is laid to decking for ease of maintenance with raised planters and garden shed.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights, turning left onto Church Street. Follow the road along and at the first opportunity after the church, turn left onto Mill Road and continue along the road where the property can be found on the left hand side, immediately after the junction with Frederick Road.





GROUND FLOOR




1ST FLOOR



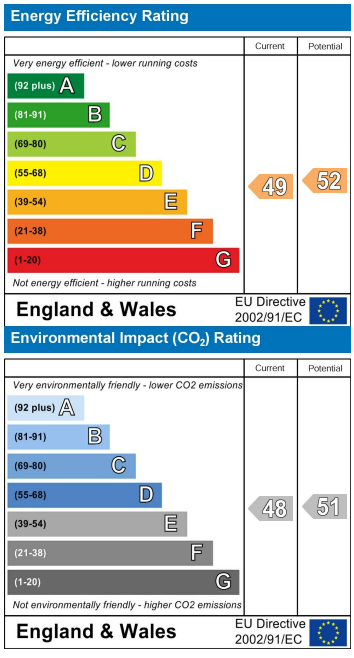

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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