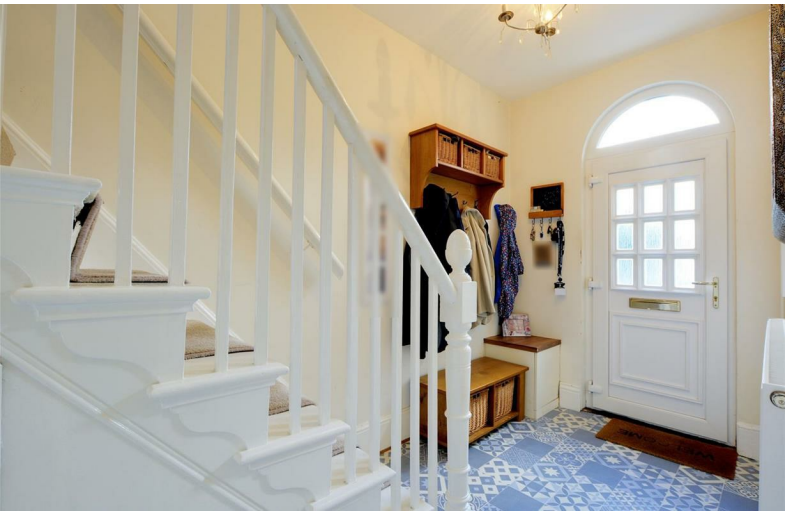
Robert Ellis

look no further. . .



Upper Orchard Street
Stapleford, Nottingham NG9 8DF

AN INSTANTLY ATTRACTIVE THREE STOREY, THREE DOUBLE BEDROOM VICTORIAN SEMI DETACHED HOUSE.

£227,500 Freehold

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Behind this period facade lies a modern and contemporary family home ready for immediate occupation. Features of this property include a uPVC double glazed conservatory with glass roof and underfloor electric heating, gas fired central heating served from a combination boiler and double glazed windows throughout.

As soon as you open the front door, you are welcomed by a generous hallway with access to a useful cloaks/WC. The hall leads through into the living room with a contemporary inset cast iron burner and the living room opens through into the family dining kitchen with modern fitted units and built-in cooking appliances. Beyond the kitchen lies the conservatory.

Rising to the first floor, the landing provides access to two generous double bedrooms and family bathroom with a staircase from the landing leading to the second floor attic double bedroom. This has a window in the gable end with far reaching views over the surrounding area.

Outside, a forecourt provides off-street parking and the rear gardens are attractively landscaped with raised deck having sunny aspects and views over local church spire with a lower garden laid to lawn and attractive patio.

The property is a stone's throw from local amenities, being a short walk to Aldi and the town centre itself with regular bus service linking Nottingham and Derby, Health Centre and the usual range of local shops and amenities.

This property is ideal for first time buyers and young families. An early internal viewing comes highly recommended.

ENTRANCE HALL
Double glazed front entrance door, stairs to the first floor with understairs store cupboard. Radiator, doors to living room and cloaks/WC.

CLOAKS/WC
Housing a two piece suite comprising wash hand basin and WC. Radiator.

LIVING ROOM
14'3" x 11'11" (4.35 x 3.64)
Inset contemporary cast iron log burner. Radiator, double glazed bay window to the front. Door to family dining kitchen.

FAMILY DINING KITCHEN
11'10" reducing to 8'2"x 16'7" (3.61 reducing to 2.50x 5.08)
Incorporating a modern fitted range of wall, base and drawer units, roll edge work surfacing, inset one and a half bowl stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine and tumble dryer. A cupboard housing the Worcester gas combination boiler (for central heating and hot water purposes). Table and chair space, radiator, double glazed window to the rear, double glazed French doors to the conservatory.

CONSERVATORY
9'8" x 9'6" (2.96 x 2.91)
uPVC double glazed construction with glass roof and electric underfloor heating. Double glazed French doors opening to a raised deck.

FIRST FLOOR LANDING
Double glazed windows, stairs leading to the second floor, doors leading to bedrooms two, three and bathroom.

BEDROOM TWO
18'3" reducing to 11'9" x 11'11" reducing to 5'11" (5.58 reducing to 3.60 x 3.65 reducing to 1.81)
Ornate cast iron fireplace, radiator, two double glazed windows to the front.

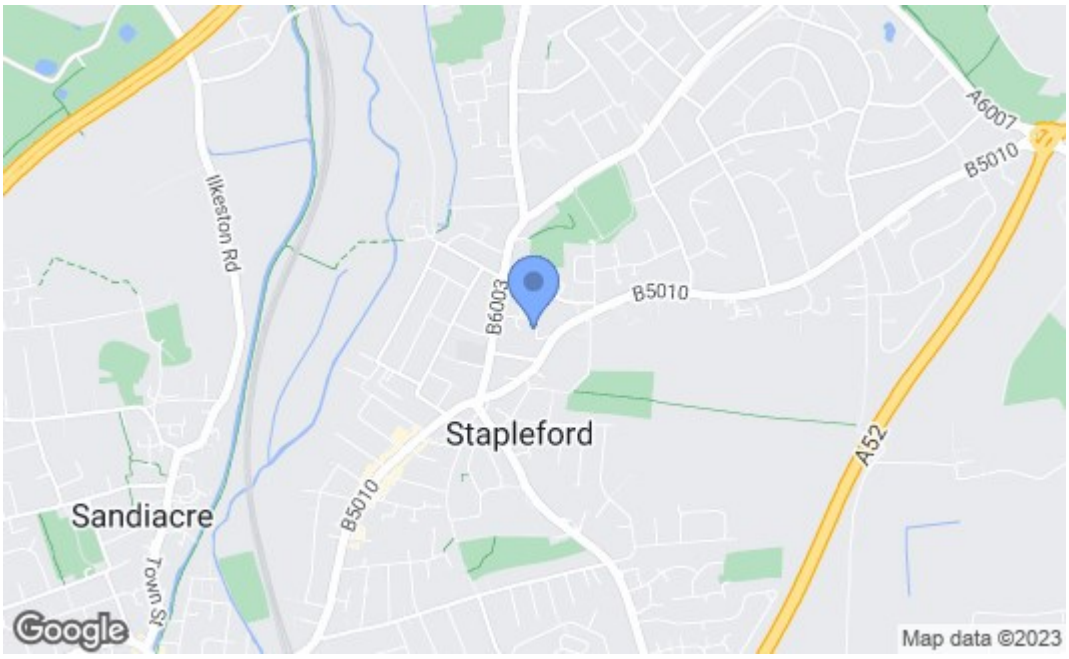
BEDROOM THREE
11'9" x 11'9" (3.6 x 3.6)
Radiator, double glazed window to the rear.

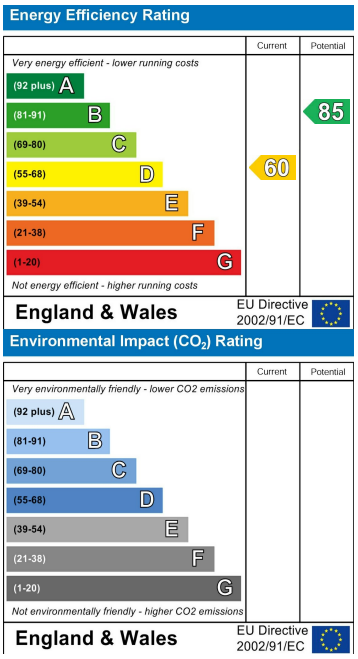
FAMILY BATHROOM
8'3" x 5'10" (2.52 x 1.78)
Three piece suite comprising wash hand basin, low flush WC, panel bath with thermostatic controlled shower over. Partially tiled walls, heated towel rail, double glazed window.

BEDROOM ONE
15'0" plus stairs x 11'6" (4.59 plus stairs x 3.51)
Eaves storage space, radiator, double glazed window to the side gable with far reaching views over the surrounding area.

OUTSIDE
To the front there is a gravel forecourt providing off-street parking. There is also a shared limited width driveway at the side of the property with gates leading to the rear garden. The rear garden is attractively landscaped with raised decked area beyond the conservatory offering a sunny aspect with views over local church spire. There is a gently sloping lawn and an attractively shaped Indian sandstone patio area. Garden shed.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn left onto Church Street. Follow the road along, turning first right onto Middle Orchard Street and follow to the end, turning right onto Upper Orchard Street, where the property can be found on the right hand side. Ref: 8118PS





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.

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