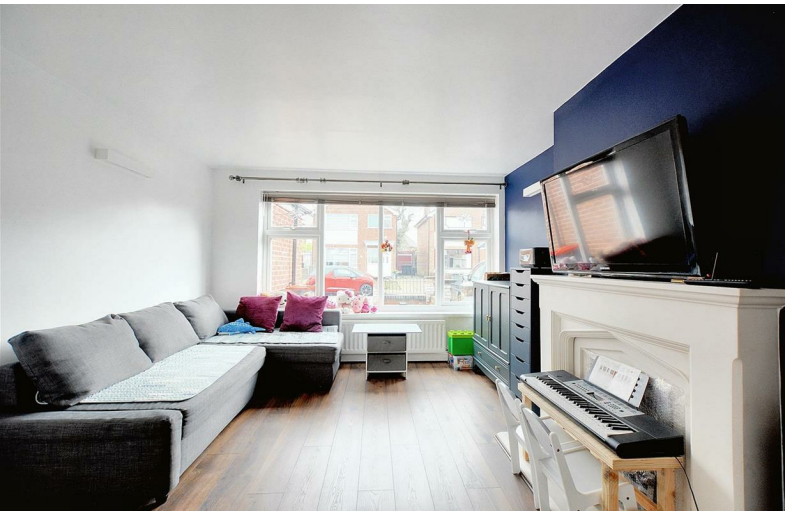
Robert Ellis

look no further. . .



Silverdale

Stapleford, Nottingham NG9 7EX

AN EXTREMELY WELL PRESENTED & EXTENDED THREE BEDROOM DETACHED FAMILY HOUSE.

Offers In Excess Of

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND EXTENDED THREE BEDROOM, TWO BATHROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND WELL ESTABLISHED RESIDENTIAL CATCHMENT LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor shower room, living room, dining kitchen and conservatory. The first floor landing then provides access to three bedrooms and a relatively recently replaced shower room.

A further benefit to the property is the utilization of the loft space which is accessed via a wooden pulldown ladder from the first floor landing, with a roof window, insulation, raised floorboards and could be used as a home office or general storage area.

The property also benefits from gas fired central heating, double glazing, off-street parking and enclosed garden to the rear.

The property sits favourably with access to nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. There is also easy access to the shops and services within Stapleford town centre and nearby transport links 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 long term family home and we highly recommend an internal viewing.

ENTRANCE HALL
16'9" x 7'5" (5.13 x 2.27)
Feature composite entrance door, staircase rising to the first floor, vertical radiator, spotlights, laminate flooring. Doors to living room, kitchen and shower room.

SHOWER ROOM
6'6" x 4'8" (2.00 x 1.43)
Modern three piece suite comprising walk-in tiled and enclosed shower cubicle with dual head mains fed shower attachment, wash hand basin with waterfall style mixer tap inset to vanity unit, hidden cistern push flush WC. Fully tiled walls and floor, double glazed window to the front (with fitted blinds), extractor fan, spotlights, chrome ladder towel radiator.

LIVING ROOM
15'1" x 11'7" (4.60 x 3.55)
Double glazed window to the front (with fitted blinds), wall light points, cable TV and internet points, feature fire surround incorporating coal effect fire and laminate flooring.

DINING KITCHEN
18'2" x 10'4" (5.55 x 3.17)
The kitchen comprises a range of matching fitted base and wall storage cupboards with granite effect roll top work surfaces, inset one and a half bowl sink and drainer with swan-neck mixer tap and tiled splashbacks, fitted five ring gas hob with extractor over, eye level double oven, plumbing and space for washing machine, integrated dishwasher, in-built wine cooler, tiled floor, uPVC panel and double glazed side exit door to the driveway, useful understairs storage cupboard/pantry, space for American-style fridge/freezer with cold water feed, radiator, matching breakfast bar, double glazed window (with fitted blind) to the rear, opening through to the conservatory.

CONSERVATORY
11'3" x 10'2" (3.43 x 3.12)
Brick and double glazed construction with pitched roof and French doors opening out to the rear garden, fitted blinds, tiled floor, cable TV and internet points, radiator, wall light points.

FIRST FLOOR LANDING
Doors to all bedrooms and shower room, loft access point via a wooden pulldown loft ladder, double glazed window to the side.

BEDROOM ONE
12'1" x 11'4" (3.70 x 3.46)
Double glazed window to the front, radiator, two internet points, cable TV point. Included within the sale is a range of bedroom furniture comprising wardrobes, drawers and bedside cabinets.

BEDROOM TWO
10'11" x 9'11" (3.34 x 3.03)
Double glazed window to the rear (with fitted blinds), radiator, boiler cupboard housing the recently installed gas fired combination boiler with 5 year warranty.

BEDROOM THREE
7'11" x 7'10" (2.43 x 2.40)
Double glazed window to the rear (with fitted blinds), radiator.

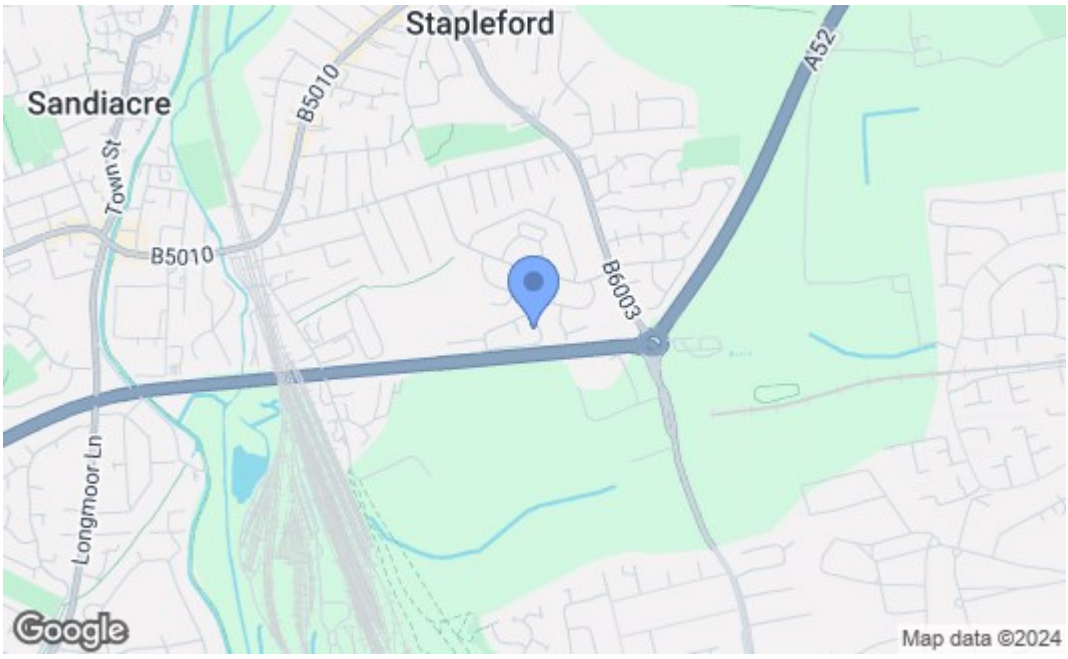
SHOWER ROOM
6'6" x 6'3" (1.99 x 1.92)
Three piece suite comprising large shower cubicle with mains shower with additional water jets and dual attachments, floating hidden cistern push flush WC, contrasting wall and floor tiles, double glazed window (with fitted blinds), ladder towel radiator, spotlights, extractor fan.

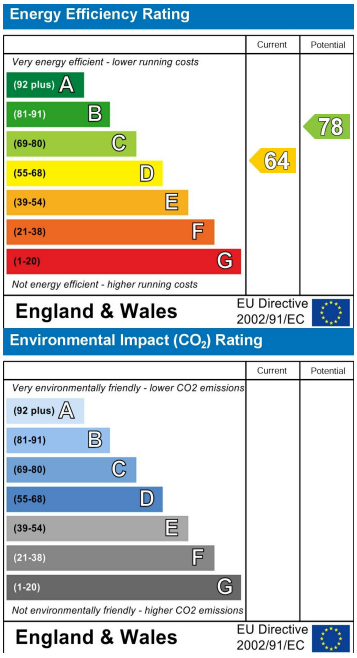
LOFT SPACE
Accessed via wooden pulldown loft ladders from the landing, could be used as a home office or general storage space, with Velux window, power, light, telephone and internet point, eaves storage space.

OUTSIDE
To the front of the property there is a block paved driveway providing off-street parking to the front and the side of the property secured by double gates. The block paving continues to the front of the building, edged and shaped by flowerbeds and retaining brick wall with wrought iron finish. To the side there is open access to the rear garden which is enclosed by timber fencing and benefits from a shaped lawn section leading onto a chipped bark play area with timber storage shed and side access back to the driveway. The garden benefits from an outside water tap and lighting point.

GARAGE
Up and over door to the front, power, lighting, rear window.

DIRECTIONAL NOTE
From our Stapleford Branch, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield School and continue in the direction of Bardills. Look for and take an eventual right hand turn opposite Morrisons Convenience Store onto New Eaton Road and take a left turn onto Wellspring Dale. After the bend in the road, turn left onto Silverdale and the property can be found on the right hand side.





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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