



**Borlace Crescent  
Stapleford, Nottingham NG9 7EH**

**£295,000 Freehold**

A TOTALLY RENOVATED & REMODELLED  
FOUR BEDROOM SEMI DETACHED HOUSE  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TOTALLY RENOVATED AND REMODELLED FOUR BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS QUIET AND ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor shower room, dual aspect living room, kitchen and utility room. The first floor landing then provides access to four bedrooms and a bathroom.

The property also benefits from gas fired central heating from newly installed combination boiler, double glazing throughout, newly fitted kitchen and bathroom, totally redecorated with new floor coverings, recently laid front driveway and landscaped garden to the rear.

Although there are still some finishing touches to be done to the property, which will all be completed in preparation for the new owner, we would highly encourage an internal inspection to appreciate the work undertaken throughout.

The property is situated in this favoured and established catchment location within walking distance of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. There is also easy access for those needing to commute to good transport networks such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is easy access to nearby open spaces such as Archer's Field and Queen Elizabeth Park which boasts a bowling green, tennis court, football pitch and children's play area.

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



## HALLWAY

11'3" x 7'10" (3.45 x 2.40)

Composite and double glazed front entrance door, staircase rising to the first floor with useful understairs storage/study space, radiator, meter cupboard.

## SHOWER ROOM

6'0" x 5'2" (1.85 x 1.60)

Newly installed three piece suite comprising corner shower with mains shower, decorative tiling, glass shower screen, wash hand basin with storage cabinet and mixer tap, push flush WC. Chrome ladder towel radiator, double glazed window, extractor fan.

## LIVING ROOM

21'6" x 10'9" (6.56 x 3.30)

Double glazed window to the front, double glazed French doors opening out to the rear garden, two radiators.

## KITCHEN

13'0" x 9'2" (3.97 x 2.80)

The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with marble style work surfaces and space for overhanging breakfast bar with inset single sink and draining board with mixer tap and splashboards, integrated dishwasher and wine rack, in-built oven, induction hot with extractor over, full height pantry/storage cupboard, uPVC panel and double glazed windows/door to the rear opening through to the living dining room space.

## UTILITY ROOM

6'10" x 6'1" (2.09 x 1.86)

Storage cabinet with marble style worktop space, full height pantry/storage cupboard, space and plumbing for washing machine, radiator, wall mounted (newly installed) gas fired combination boiler for central heating and hot water purposes, uPVC panel and double glazed exit door to the side, spotlights.

## FIRST FLOOR LANDING

Doors to all bedrooms and bathroom.

## BEDROOM ONE

12'7" x 12'4" (3.84 x 3.77)

Double glazed window and radiator.

## BEDROOM TWO

11'7" x 11'0" (3.55 x 3.36)

Double glazed window, radiator.

## BEDROOM THREE

9'7" x 8'6" (2.94 x 2.60)

Double glazed window, radiator.

## BEDROOM FOUR

8'1" x 4'10" (2.47 x 1.49)

Two double glazed windows, radiator.

## BATHROOM

8'6" x 7'3" (2.60 x 2.23)

Newly installed white three piece suite comprising bath with shower over, wash hand basin with mixer tap, push flush WC. Chrome ladder towel radiator, spotlights, extractor fan, two double glazed windows to the rear, useful storage cupboard.

## OUTSIDE

To the front of the property there is a drop kerb entry point to a front stone laid driveway (currently in the process of being upgraded) providing off-street parking for several vehicles with access to the front entrance door and gated pedestrian access leading down the side and into the rear.

## TO THE REAR

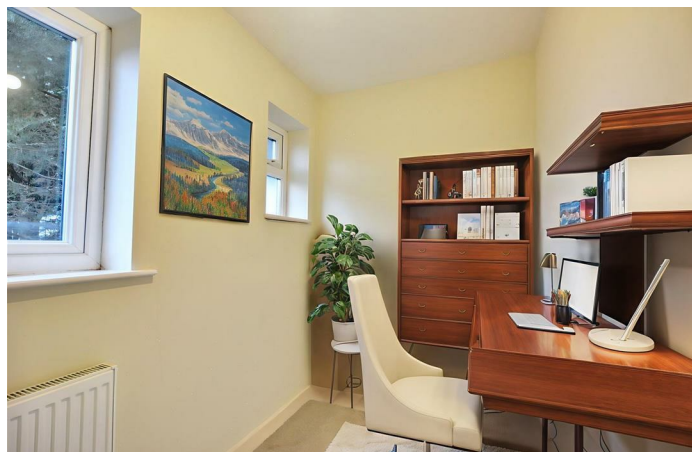
The rear garden has been re-landscaped with lawn, decking, housing a variety of bushes and shrubbery with a paved patio seating area (currently in the process of being upgraded).

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Pass the entrance to Fairfield School and continue in the direction of the garden centre. Look for and take a right hand turn opposite the Morrisons petrol station onto New Eaton Road. Take a right turn into Rossell Drive. Take a right turn off Rossell Drive into the cul de sac of Borlace Crescent. The property can be found on the right hand side, identified by our For Sale board.

## AGENTS NOTE

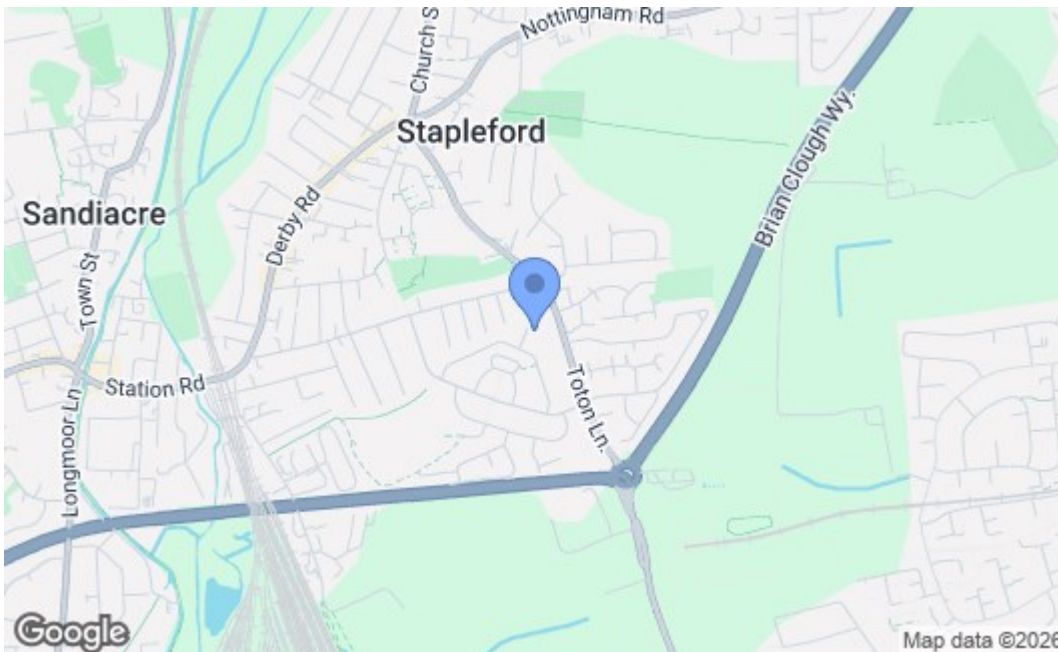
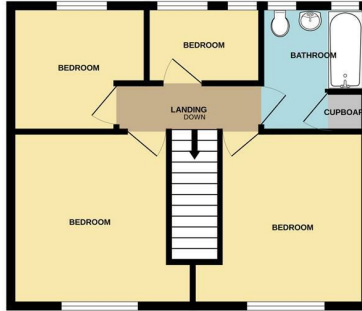
Some of the internal images have virtual staging to give an impression of how to furnish the property.





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.