



**Ash Grove**  
**Stapleford, Nottingham NG9 7GL**

A MID 1960'S THREE BEDROOM SEMI  
DETACHED HOUSE WITH PARKING &  
GENEROUS GARDEN.

**£259,950 Freehold**





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET FOR THE FIRST TIME IN OVER 30 YEARS THIS WELL PRESENTED MID-1960'S BUILT THREE BEDROOM SEMI DETACHED HOUSE WITH THE BENEFIT OF OFF-STREET PARKING AND A GENEROUS GARDEN TO THE REAR.

With accommodation over two floors, the ground floor comprises a front kitchen/diner, living room, sitting area, conservatory and inner hallway. The first floor landing then provides access to three bedrooms and a three piece shower room.

The property also benefits from gas fired central heating from a recently replaced combination boiler, recent full re-wire, double glazing throughout, off-street parking to the front for two cars and generous enclosed South facing garden to the rear.

The property sits favourably within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. There is also easy access to fantastic transport links 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 also easy access to ample outdoor space such as Queen Elizabeth park and Archer's field. There is also easy access to the shops, services and amenities within Stapleford town centre.

We believe that the property would make an ideal first time buy or young family home. We highly recommend an internal viewing.



### BREAKFAST KITCHEN

15'11" x 15'3" (4.87 x 4.65)

The kitchen area comprises a matching range of fitted base storage cupboards with ample worktop space incorporating single sink and draining board with central swan neck mixer tap and matching splashbacks. Freestanding space for cooker with extractor canopy over, plumbing for washing machine and slim line dishwasher, double glazed window to the front (with fitted blinds), uPVC panel and double glazed side exit door. Opening through to the breakfast/dining area with tall vertical radiator, space for double size fridge/freezer, further dual storage cabinets, matching flooring throughout. Door to living room.

### LIVING ROOM

12'11" x 12'11" (3.94 x 3.94)

Solid engineered oak flooring, radiator, feature Portuguese limestone fire surround, media points. Opening through to sitting area.

### SITTING AREA

11'8" x 6'0" (3.58 x 1.83)

Additional radiator, triple glazed lantern ceiling, matching solid engineered oak flooring, double glazed French doors (with matching windows to either side) opening through to the conservatory (with fitted vertical blinds).

### CONSERVATORY

9'7" x 9'2" (2.93 x 2.80)

Brick and double glazed construction with pitched roof, laminate flooring, radiator, double glazed French doors opening out to the rear garden.

### INNER HALLWAY

Double glazed window to the side (with fitted blind), radiator, staircase rising to the first floor, engineered oak flooring, boiler cupboard housing the recently installed gas fired combination boiler (for central heating and hot water purposes).

### FIRST FLOOR LANDING

Double glazed window to the side (with fitted blind). Doors to all bedrooms and bathroom.

### BEDROOM ONE

14'7" x 9'2" (4.45 x 2.81)

Double glazed window to the front (with fitted blinds), radiator.

### BEDROOM TWO

14'1" x 9'2" (4.31 x 2.81)

Double glazed window to the rear (with fitted blinds overlooking the rear garden), radiator, laminate flooring.

### BEDROOM THREE

10'11" x 6'4" (3.33 x 1.94)

Double glazed window to the side (with fitted blinds), radiator, laminate flooring. Loft access point to a partially boarded, lit and insulated loft space.

### SHOWER ROOM

6'5" x 5'8" (1.96 x 1.73)

Modern three piece suite comprising corner shower cubicle with main shower, wash hand basin with central mixer tap, storage cabinets beneath, push flush WC. Fully tiled walls, wall mounted chrome heated ladder towel radiator, double glazed window to the rear (with fitted blinds).

### OUTSIDE

To the front of the property there is a lowered kerb entry point to a double side-by-side tarmac driveway with block paved edging providing off-street parking, fencing and brick wall to the boundary lines, with access to the reduced size integral garage via roller shutter door. Pedestrian gated access down the left hand side of the property leading to the side entrance door and beyond into the rear garden.

### TO THE REAR

The rear garden extends to a good proportion being enclosed to all boundary lines with timber fencing with concrete posts and gravel boards, good size patio area (ideal for entertaining) leading onto a generous lawn with well stocked and planted flower borders housing a wide variety of specimen bushes, shrubs, trees and plants. To the foot of the plot there is a further circular paved patio area and a useful timber storage shed.

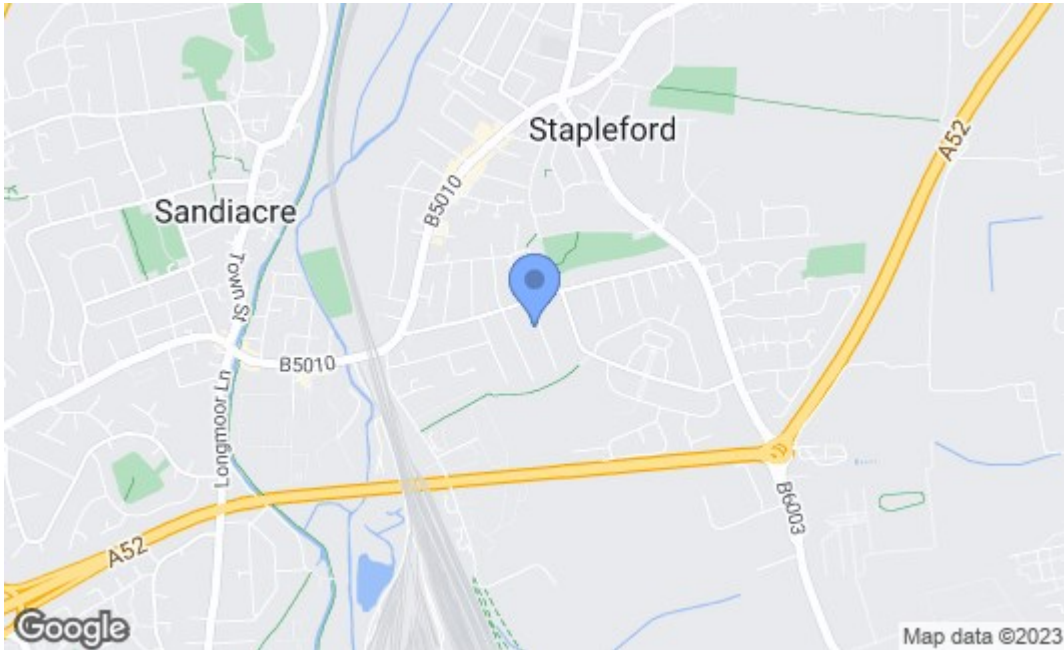
### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, 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 take a right hand turn onto Brookhill Street. Descend the hill and take an eventual left hand turn onto Ash Grove and the property can be found on the right hand side, identified by our For Sale board. Ref: 8273NH





Robert Ellis  
ESTATE AGENTS



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