Robert Ellis

look no further. . .

Mill Road
Stapleford, Nottingham NG9 8GD

AN EXTENDED & EXTREMELY WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE.

£215,000 Freehold

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ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET THIS TARDIS-LIKE EXTENDED TWO BEDROOM SEMI DETACHED HOUSE SITUATED JUST A STONE'S THROW AWAY FROM THE SHOPS AND SERVICES IN STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises front dining room, inner lobby with staircase rising to the first floor, open plan living dining kitchen, rear lobby, ground floor WC and sitting room. The first floor landing then provides access to two bedrooms and a first floor spacious three piece modern bathroom suite.

The property also benefits from include a newly fitted gas fired combination boiler (2021), replacement roof covering (approx 2022), as well as cosmetic and plastering improvements throughout the property during the time of the current owners.

The property is located only a short walk away from the shops, services and amenities in Stapleford town centre. There is also easy access to 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.

If required, there is also easy access to a vast array of nearby schooling for all ages, as well as open countryside and canal side walks.

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

DINING ROOM
12'1" x 11'10" (3.70 x 3.62)
Composite and double glazed front entrance door, double glazed window to the front with fitted blinds, radiator, laminate flooring, spotlights, media points, meter cupboard, wall mounted consumer unit.

INNER LOBBY
3'0" x 2'9" (0.92 x 0.86)
Laminate flooring (matching the dining room), staircase rising to the first floor, door to the open plan living dining kitchen.

OPEN PLAN LIVING DINING KITCHEN
22'9" x 11'11" (6.94 x 3.64)
Four double glazed units to the right hand side each with individually fitted blinds, spotlights to the whole area, partially vaulted ceiling incorporating two Velux roof windows, radiator, useful understairs storage cupboard. The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with square edge work surfacing incorporating one and a half bowl sink unit with draining board and pull-out spray hose mixer tap, fitted four ring gas hob with curved extractor canopy over and oven beneath, in-built Bosch microwave, space for fridge/freezer, plumbing for washing machine, glass fronted crockery cupboard, decorative tiled splashbacks, laminate flooring (matching the dining room), opening through to the rear lobby.

REAR LOBBY
5'1" x 3'10" (1.56 x 1.18)
uPVC panel and double glazed door access to outside, laminate flooring, partially vaulted ceiling, spotlights, doors linking through to the ground floor WC and family room.

GROUND FLOOR WC
5'3" x 3'3" (1.61 x 1.00)
Two piece suite comprising push flush WC and wash hand basin with mixer tap. Tiling to dado height, spotlights within the partially vaulted ceiling, extractor fan, radiator.

FAMILY ROOM
13'6" x 11'0" (4.14 x 3.37)
Full width bi-fold doors with fitted blinds opening out to the rear garden, radiator, laminate flooring (matching the living dining kitchen), dual vaulted ceiling with central spotlights and four Velux windows to either side of the roof space, media points.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom. LED spotlights, radiator, sash window to the side of the landing (not double glazed) with fitted roller blind, loft access point via pull-down ladders to a partially boarded, lit and insulated loft space.

BEDROOM ONE
12'3" x 12'0" (3.74 x 3.67)
Double glazed window to the front, radiator, coving, central chimney breast incorporating Adam-style fire surround with decorative exposed brick fireplace, useful overstairs storage closet with hanging rail and shelving.

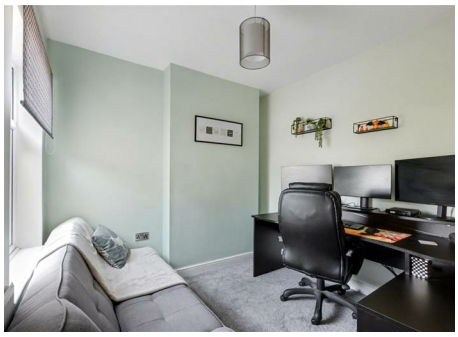
BEDROOM TWO
9'1" x 8'11" (2.77 x 2.73)
Double glazed window to the rear with fitted roller blind, radiator.

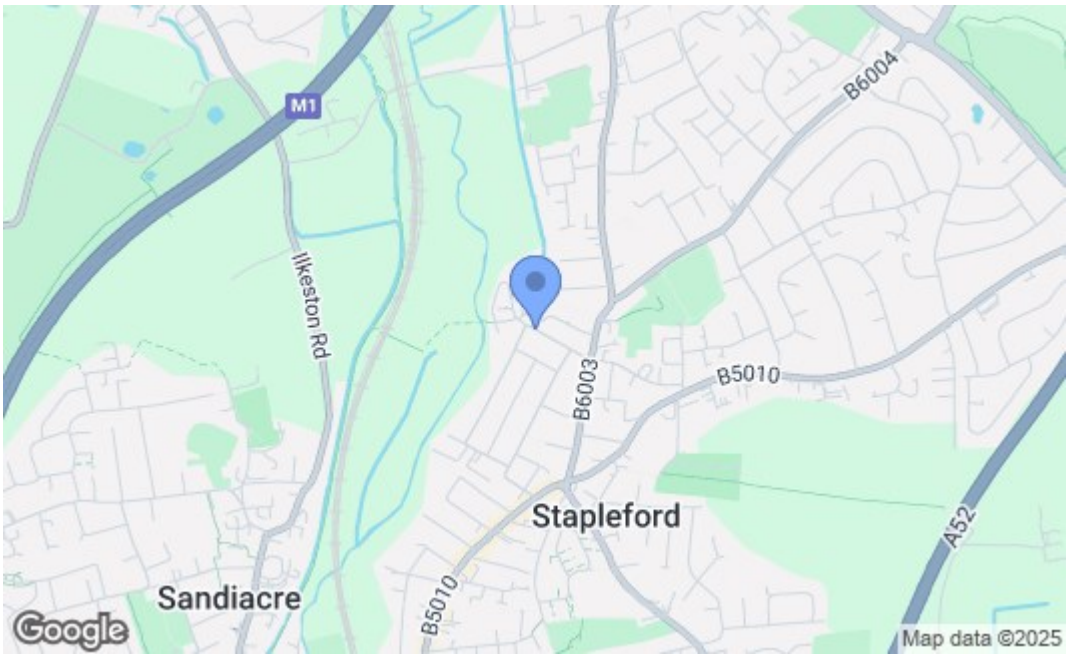
BATHROOM
10'5" x 6'11" (3.18 x 2.12)
Modern white three piece suite comprising "P" shaped bath with glass shower screen, central waterfall-style mixer tap and dual mains shower attachment over, wash hand basin with waterfall-style mixer tap and storage cabinets beneath, push flush WC. Double glazed window to the rear, ladder towel radiator, decorative tiling to the walls, LED spotlights, wall mounted bathroom cabinet.

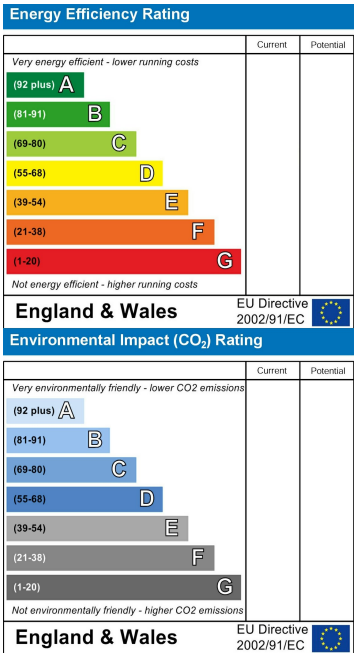
OUTSIDE
To the front of the property there is an open plan frontage with cobble-style pathway leading to the front entrance door. The front garden is designed for straightforward maintenance with decorative stone pebbles, decorative block paving with central diamond shaped artificial lawn. Pedestrian access then leads down the side of the property to the rear.

TO THE REAR
The rear garden is enclosed by timber fencing to both sides with concrete posts and gravel boards, block paved patio seating area leading onto a garden lawn. At the foot of the plot there is a pitched roof timber garden shed. Within the garden there is external lighting and water tap.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Take an eventual left hand turn onto Mill Road and the property can be found on the left hand side, identified by our For Sale board, just after the turning for Frederick Road.







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.