



Winston Close  
Stapleford, Nottingham NG9 8PH

A MODERN THREE BEDROOM END  
TOWN HOUSE.

**£239,950 Freehold**



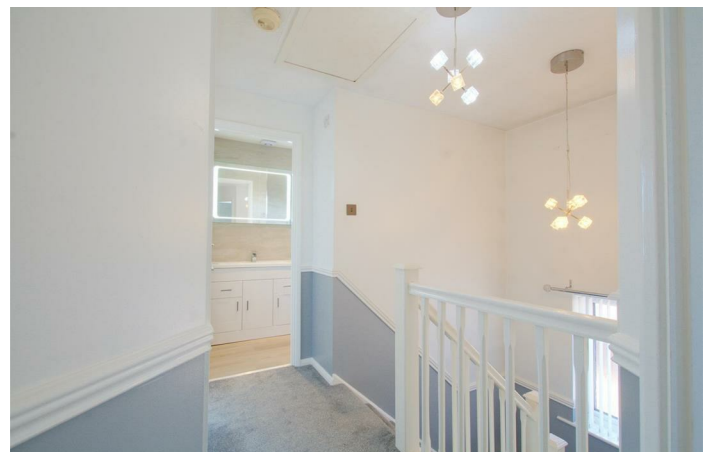
A kerbside glance is not nearly enough to fully appreciate this surprisingly spacious modern three bedroom end town house.

Situated in a small cul de sac, this property is an end town house of three, and benefits from off-street parking for at least two vehicles to the front and a useful integral single garage. Further features include a uPVC double glazed conservatory to the rear, gas central heating, and the benefit of solar panelling. This gives cheap electricity, as well as an income from a feed-in tariff that will be passed to the new owners which makes this property energy efficient to run.

The property comprises an entrance hall, useful cloaks/WC, living room and open plan kitchen diner with access to the conservatory to the ground floor. To the first floor the landing provides access to three well proportioned bedrooms and modern contemporary bathroom.

This small, modern development is located in an established and popular residential suburb, great for families and commuters alike as local schools are within walking distances as is a regular bus service. Stapleford town centre is no more than half a mile away and for those wishing to commute further afield, the A52 for Nottingham/Derby, Junction 25 of the M11 motorway is nearby.

Offered for sale in a ready to move into condition, with NO CHAIN. This property would suit young families and first buyers. Viewing is recommended.



## ENTRANCE HALL

Composite double glazed front entrance door, radiator, doors to cloaks/WC and living room.

## CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin and low flush WC. Radiator, double glazed window.

## LIVING ROOM

11'6" x 10'0" (3.53 x 3.07)

Radiator, stairs to the first floor, double glazed window to the front, door leading to the kitchen diner.

## KITCHEN DINER

18'4" x 11'6" (5.61 x 3.53)

A generous open plan room with kitchen to one end comprising a fitted range of wall, base and drawer units with contrasting work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric oven, hob and extractor over. Wall mounted gas boiler (for central heating and hot water), double glazed window to the rear. The dining area has a contemporary tubular wall mounted radiator, patio doors opening to the conservatory.

## CONSERVATORY

12'0" x 8'7" (3.68 x 2.62)

uPVC double glazed construction with French doors opening to the rear garden.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

14'0" x 9'3" (4.27 x 2.84)

Radiator, double glazed window to the rear.

## BEDROOM TWO

11'8" x 8'9" (3.58 x 2.67)

Fitted wardrobes, radiator, double glazed window to the rear.

## BEDROOM THREE

9'6" x 8'5" (2.92 x 2.57)

Radiator, double glazed window to the front.

## BATHROOM

8'7" x 5'4" (2.62 x 1.63)

Incorporating a contemporary modern fitted three piece suite comprising large wash hand basin with vanity unit, low flush WC with concealed cistern, generous walk-in shower cubicle with twin thermostatic shower system. Tiling to walls, contemporary heated towel rail, double glazed window.

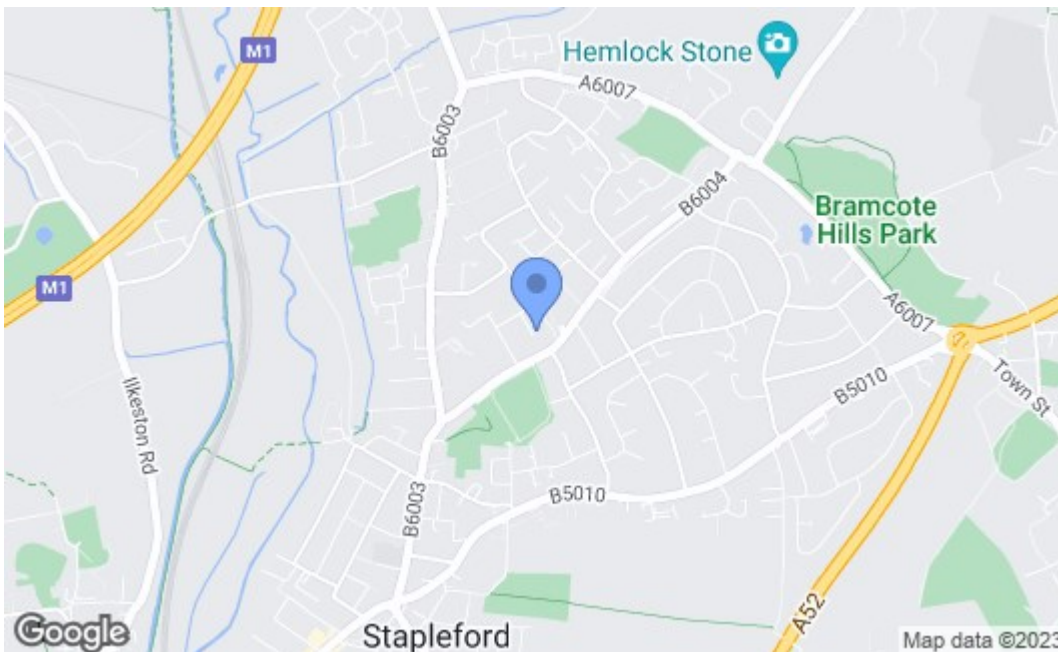
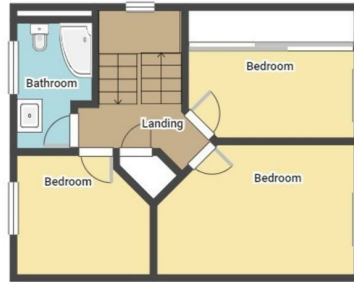
## OUTSIDE

To the front the garden is open plan with a driveway providing off-street parking for two vehicles side-by-side leading to an integral single garage with up and over door, light and power. There is gated access at the side of the house leading to the rear garden. The rear garden is enclosed with patio area, garden laid to lawn flanked with beds and pathway leading to the foot of the plot where there is a further raised patio area.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn left onto Church Street. Take the right fork onto Hickings Lane. Turn first left onto Grenville Road and then first right onto Churchill Drive. Turn right again onto Winston Close where the property can be found on the left hand side. Ref: 8040PS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<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.