



Thorpe Close  
Stapleford, Nottingham NG9 8FB

**£187,500 Freehold**

A THREE BEDROOM MID TERRACED HOUSE (CONSERVATORY TO THE REAR) WITH LOVELY VIEWS OVER THE NEIGHBOURING FARMLAND.



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS THREE BEDROOM MID TERRACED HOUSE SITUATED ONLY A SHORT WALK AWAY FROM THE SHOPS AND SERVICES IN STAPLEFORD TOWN CENTRE WHILST ALSO BENEFITTING FROM A CONSERVATORY EXTENSION TO THE GROUND FLOOR AND VIEWS OVER THE NEIGHBOURING FARMER'S FIELDS TO THE REAR.

With accommodation over two floors, the ground floor comprises lounge, spacious dining kitchen and conservatory. 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 combination boiler (fitted approximately 5 years ago), replacement roof tiles (2 years ago), conservatory extension (in 2021), uPVC double glazing incorporating replacement front and patio doors, re-fitted staircase allowing for a wider stair tread and boarded loft space with wooden pulldown ladders.

The property is situated a short walk away from the shops and services within Stapleford town centre. There is also easy access for good schooling for all ages and fantastic nearby transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric trams terminus situated at Bardills roundabout.

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



## LOUNGE

14'2" x 11'1" (4.33 x 3.39)

uPVC panel and double glazed front entrance door, replacement fitted staircase offering deeper stair treads rising to the first floor with decorative open spindle balustrade, double glazed window to the front, media points, laminate flooring, vertical radiator and central chimney breast with inset coal effect fire.

## DINING KITCHEN

14'3" x 12'9" (4.35 x 3.91)

The kitchen area comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter-level single sink and draining board with mixer tap. Including in the sale there is a four ring gas cooker with double oven beneath and extractor canopy over. There is plumbing for washing machine, three large storage drawers, two wall mounted cabinets, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), double glazed window to the rear (with fitted blinds), ample space for dining table and chairs, useful understairs storage pantry, radiator and sliding double glazed patio doors opening out to the conservatory.

## CONSERVATORY

9'8" x 9'6" (2.97 x 2.92)

uPVC double glazed construction with glass roof, fitted blinds and double glazed French doors opening out to the rear garden.

## FIRST FLOOR LANDING

Doors to all bedrooms and shower room. Access to the fully boarded, lit and insulated loft space via wooden pull-down loft ladders.

## BEDROOM ONE

12'1" x 8'11" (3.70 x 2.72)

Double glazed window to the rear making the most of the views beyond (with fitted roller blind), radiator, TV point and plug socket with inset USB charging points.

## BEDROOM TWO

11'1" x 9'1" (3.38 x 2.77)

Double glazed window to the front (with fitted roller blind) and radiator.

## BEDROOM THREE

9'5" x 6'9" (2.88 x 2.07)

Double glazed window to the rear making the most of the

views beyond (with fitted roller blind), radiator, laminate flooring, boxed-in wall mounted electrical consumer box.

## SHOWER ROOM

6'9" x 6'7" (2.08 x 2.03)

Three piece suite comprising tiled and enclosed shower cubicle with mains shower, wash hand basin with mixer tap and push flush WC. Double glazed window to the front (with fitted roller blind), decorative tile splashbacks, spotlights, wall mounted chrome heated ladder towel radiator and corner fitted bathroom cabinet with deep tiles shelving space.

## OUTSIDE

To the front of the property there is a hedgerow to the boundary line offering screen from the pavement, pedestrian gate shared with the neighbouring property, pathway and entry leading down the left hand side of the property through to the rear garden.

## REAR GARDEN

Of a good proportion being enclosed to the boundary lines with timber fencing with concrete posts and gravel boards. There is a rear access gate providing access to the field beyond. The garden itself is split into various sections incorporating a decked area leading onto a paved patio seating area (ideal for entertaining) beyond which there is decorative gravel stones and stepping stone pathway providing access to the foot of the garden flanked by garden lawn. Within the garden there is a pitched roof garden shed, external water tap and lighting point.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed immediately right onto Warren Avenue and following the bend in the road around onto Frederick Road. Take the first left immediately back onto Warren Avenue and then take a left turn onto Shanklin Drive. Take the first right into the cul de sac of Thorpe Close and the property can then be found on the left hand side identified by our For Sale board.

Ref: 7871NH





Information for the Buyer: The information contained in this document is 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.