Robert Ellis

look no further. . .

Blake Road
Stapleford, Nottingham NG9 7HP

A GEORGE WIMPEY HOMES THREE BEDROOM SEMI DETACHED HOUSE.

£249,950 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS GEORGE WIMPEY HOMES DORMER-STYLE THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL CATCHMENT LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, living room and open plan dining kitchen. The first floor landing provides access to three bedrooms and a three piece bathroom suite.

The property also benefits from a recently installed gas fired central heating combination boiler system, uPVC double glazing, front garden, generous rear garden, and off-street parking leading down the side of the property.

The property sits favourably within close proximity of excellent nearby schooling for all ages such as George Spencer, William Lilley and Fairfield schools. There is also easy access to the shops and services within Stapleford town centre and a variety of nearby transport links including the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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

ENTRANCE HALL
3'1" x 2'11" (0.94 x 0.91)
uPVC panel and double glazed front entrance door, staircase rising to the first floor, radiator. Door to lounge.

LOUNGE
13'3" x 12'9" (4.06 x 3.91)
Double glazed window to the front (with fitted blinds), radiator, coving, media points, useful understairs storage cupboard housing both the gas and electric meters, laminate flooring. Double doors to dining kitchen.

DINING KITCHEN
16'7" x 10'9" (5.06 x 3.29)
The kitchen area comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating inset single sink and drainer with mixer tap. Recently replaced four ring gas hob with extractor over, in-built eye level oven, plumbing for washing machine and dishwasher. Sliding double glazed patio doors opening out to the rear garden. Within the dining area there is an additional double glazed window to the side and rear uPVC panel and double glazed door opening out to the garden, ample space for a dining table and chairs, radiator, laminate flooring, wall light points.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted blinds). Doors to all bedrooms and bathroom. Loft access point with pulldown loft ladders to majority boarded and lit loft space with power.

BEDROOM ONE
12'10" x 9'10" (3.93 x 3.02)
Double glazed window to the front (with fitted blinds), radiator, fitted wardrobes.

BEDROOM TWO
10'10" x 9'10" (3.31 x 3.00)
Double glazed window to the rear, radiator, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), laminate flooring.

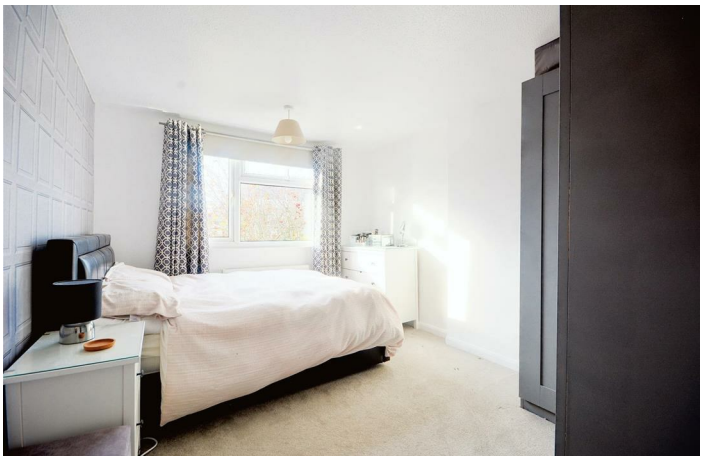
BEDROOM THREE
9'9" x 6'5" (2.98 x 1.96)
Double glazed window to the front (with fitted blinds), radiator, laminate flooring.

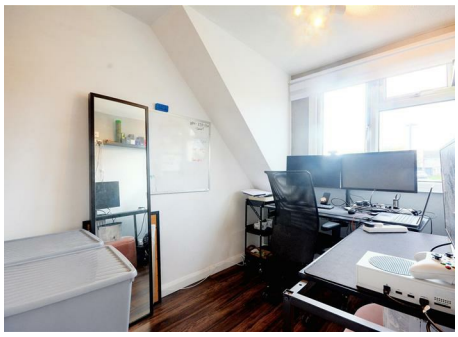
BATHROOM
7'3" x 6'5" (2.21 x 1.96)
Three piece suite comprising corner bath with bath seat and shower over, hidden cistern push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Matching floor mounted double storage cupboard with work surface space over, radiator, double glazed window to the rear (with fitted Roman blind), chrome heated ladder towel radiator, majority tiled walls.

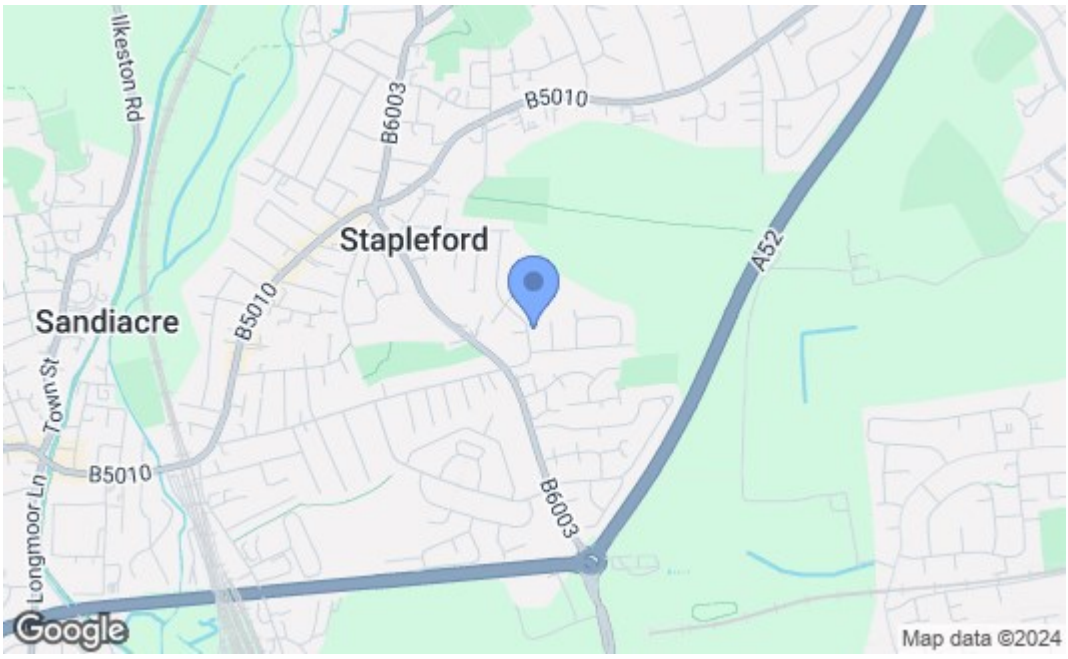
OUTSIDE
To the front of the property there is a driveway leading down the side of the property accommodating off-street parking for two/three cars with a front garden lawn with decorative edging and shrubbery to the boundary line. Paved access to the front entrance door.

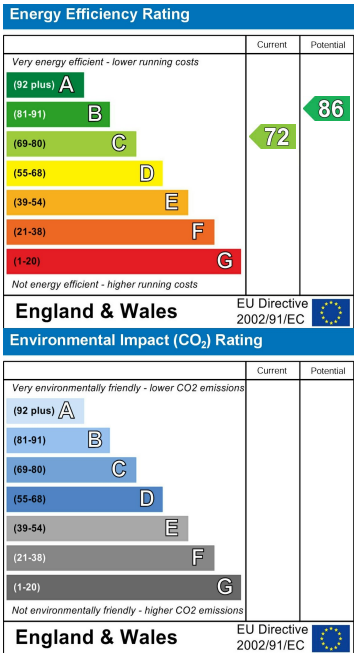
TO THE REAR
The rear garden is of a generous proportion, ideal for families being predominantly lawned and enclosed by timber fencing with concrete posts and gravel boards to the boundary line. There is a useful timber storage shed, water tap and lighting point. Side access gate back to the driveway.

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 on the hill, passing the entrance to Fairfield School and take the first left onto Blake Road. Continue round the bend in the road to the left and the property can be found on the right hand side (after the turning for Sisley Avenue).









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.

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