



**Garfield Close**  
**Stapleford, Nottingham NG9 8HX**

**£265,000 Freehold**

AN EXTENDED THREE BEDROOM SEMI  
DETACHED HOUSE.



We are pleased to offer for sale this extended three bedroom semi detached house.

Offered for sale in a 'ready to move into' condition, this particularly well presented property has been extended to the ground floor to provide for a good size fitted kitchen and a useful additional reception room accessed via contemporary pocket doors from the lounge/diner. This versatile room is currently used as a study and great for those wishing to work from home or it could be used as a TV room, play room or occasional guest bedroom.

Other features of this property include gas fired central heating, uPVC double glazed windows throughout and a modern contemporary family bathroom.

Situated in a cul de sac within this popular residential suburb, the property boasts ample off-street parking, gated driveway to a garage and large family friendly rear gardens.

Conveniently situated for both families and commuters alike, as schools are within easy reach as is the town centre of Stapleford. Open space and recreation facilities are also close by. The property is close to a regular bus service and good road networks including the A52 for Nottingham/Derby and Junction 25 of the M11 motorway.

A superb family home which we strongly recommend viewing.



## ENTRANCE HALL

Double glazed front entrance door, radiator, stairs to the first floor.

## LOUNGE/DINING ROOM

23'11" x 13'4" reducing to 8'11" (7.31 x 4.07 reducing to 2.72)

Two radiators, double glazed window to the front, door to kitchen, contemporary sliding pocket doors leading to the sitting room.

## SITTING ROOM

9'3" x 8'5" (2.84 x 2.57)

Radiator, double glazed French doors leading to the rear garden.

## KITCHEN

20'0" x 7'4" (6.12 x 2.24)

Incorporating a modern fitted range of wall, base and drawer units with work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Built-in electric oven, electric hob and extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Cupboard housing gas boiler (for central heating and hot water). Double glazed window to the side and double glazed rear exit door.

## FIRST FLOOR LANDING

Double glazed window, loft hatch, doors to bedrooms and bathroom.

## BEDROOM ONE

12'10" x 9'10" (3.93 x 3.02)

Radiator, double glazed window to the front.

## BEDROOM TWO

10'9" x 10'4" (3.30 x 3.17)

Built-in airing cupboard housing a hot water cylinder. Radiator, double glazed window to the rear.

## BEDROOM THREE

9'10" x 6'5" (3 x 1.96)

Fitted cupboard, radiator, double glazed window to the front.

## FAMILY BATHROOM

7'1" x 6'5" (2.16 x 1.97)

Incorporating a temporary three piece suite comprising wash hand basin and vanity unit, low flush WC and "L" shaped shower bath with twin rose drench shower system. Tiling to walls, towel rail, double glazed window.

## OUTSIDE

The property is set back from the road with front garden laid to lawn. A driveway provides off-street parking. To the front there are double gates which give access to a further driveway running along the side of the house to a single sectional concrete garage to the rear. The rear garden is a generous size, laid mainly to lawn with patio and bedding.

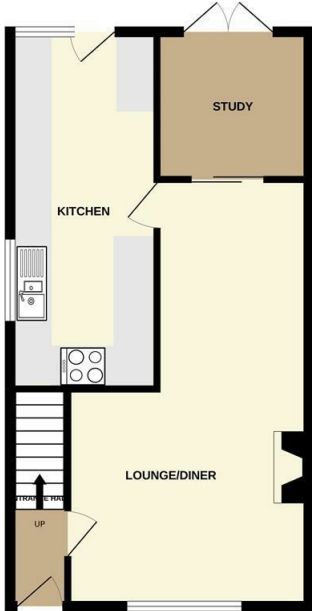
## DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed to the Roach traffic lights. Turn left onto Church Street and continue onto Pasture Road. Shortly after Albany Junior School, turn right onto Kennedy Drive and follow the road along taking the second left onto Garfield Close where the property can be found on the right hand side identified by our For Sale board.

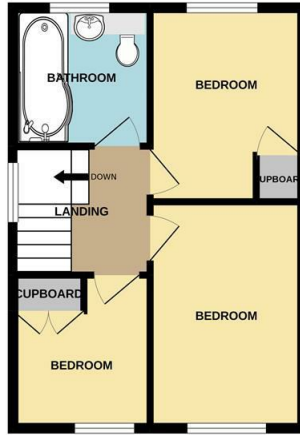
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GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.

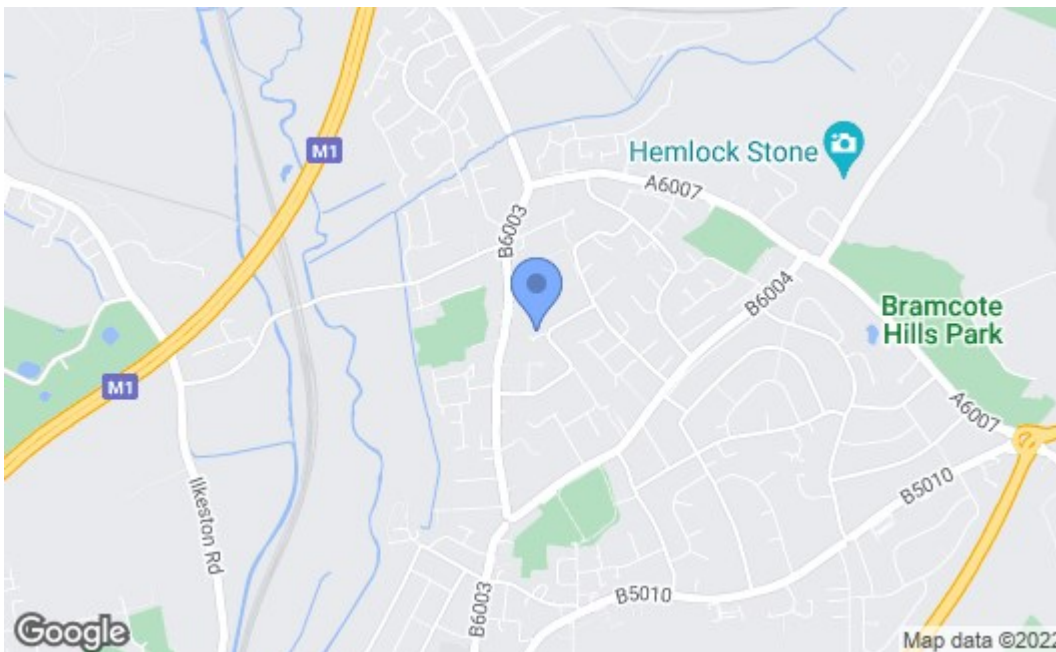


1ST FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	

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