Robert Ellis

look no further. . .







4 Featherfield Place
Stapleford, Nottingham NG9 8FQ

A SIMPLY STUNNING FOUR DOUBLE BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE

Offers Over £325,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS MODERN, LUXURIOUS FOUR DOUBLE BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE, SITTING IN A QUIET MODERN RESIDENTIAL CUL DE SAC WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

With accommodation over two floors comprising spacious entrance hall with useful storage space, ground floor w.c., box bay fronted living room, spacious dining kitchen and utility room to the ground floor. The first floor landing then provides access to four double bedrooms, the master with en suite and separate four piece bathroom suite, both of which were refitted in 2019.

Other benefits to the property include re-carpeting throughout, gas fired central heating from a combination boiler, double glazing, blocked paved off-street parking, integral garage with electric roller door and enclosed garden space with very handy indoor-outdoor living covered canopy area.

The property itself sits favourably within easy access of Stapleford town centre where there is a wide variety of national and independent retailers and shopping facilities, schooling for all ages, such as William Lilley, Fairfield and George Spencer Academy Trust and transport links including A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus, situated at Bardill's roundabout.

Positioned within a development of five modern properties with a gated secure entrance, we believe this property would make an ideal long-term family home and we highly recommend an internal viewing to fully appreciate the accommodation and quality of property on offer.





ENTRANCE HALL
11'11" x 11'10" (3.65 x 3.63)
Composite and double glazed front entrance door, radiator, staircase to first floor, useful cloaks/storage cupboard with shelving and hanging space, wooden flooring, spotlights, door to w.c., kitchen and double doors to lounge.

CLOAKS/W.C.
5'7" x 5'2" (1.71 x 1.58)
Two piece suite comprising hidden cistern push-flush w.c. and wash hand basin with mixer tap and double storage cupboards beneath, feature wall and floor tiling, Victorian style radiator with towel rail and extractor fan.

LIVING ROOM
19'9" x 13'3" (6.04 x 4.05)
Walk-in UPVC double glazed box bay window to the front with fitted Roman blind, double glazed window to the side with matching blind, wooden flooring, feature Adam style fire surround with tiled hearth, media points, radiator and useful under-stairs storage area.

DINING KITCHEN
20'6" x 15'8" (6.26 x 4.79)
The kitchen comprises a range of matching fitted base and wall storage cupboards with roll edge work surfacing incorporating 1½ bowl porcelain sink with central mixer tap and grey tiled splashbacks. 'Rangemaster' cooker with double oven, warming drawer, multi-fuel gas and electricity, six gas burners and matching extractor canopy over, integrated dishwasher and fridge/freezer, ample space for dining table and chairs, tiled floor, radiator, t.v. point, spotlights, walk-in double glazed box bay with French doors opening out to the rear garden and door to:

UTILITY ROOM
9'5" x 7'5" (2.89 x 2.28)
Matching to kitchen base storage cupboards with roll top work surface space incorporating single sink and drainer with mixer tap, plumbing and space for washing machine and tumble dryer, UPVC panel and double glazed door to outside, radiator, tiled floor, extractor fan and personal access door to the garage.

FIRST FLOOR LANDING
Access to a fully boarded and shelved loft space accessed via a drop-down ladder with insulation and drop-down lighting cable. Double glazed window to the side, radiator and storage cupboard.

PRINCIPAL BEDROOM
13'4" x 12'8" (4.07 x 3.88)
Double glazed windows to the front and side with matching Roman blinds, t.v. point, radiator and door to:

EN SUITE
8'2" x 5'0" (2.51 x 1.53)
Refitted in 2019 comprising a three piece suite with walk-in shower cubicle incorporating dual head mains fed shower, push-flush w.c. and wash hand basing to vanity unit. Fully tiled walls, double glazed window to the front with Roman blind, ladder towel radiator, spotlights and extractor fan.

BEDROOM 2
12'2" x 9'2" (3.73 x 2.81)
Double glazed window to the rear with fitted Roman blind, radiator and t.v. point.

BEDROOM 3
13'10" x 13'4" (4.24 x 4.07)
Double glazed window to the front with fitted Roman blind, radiator and t.v. point.

BEDROOM 4
13'3" x 12'2" (4.05 x 3.73)
Double glazed to the rear with fitted Roman blind, radiator and t.v. point.

FAMILY BATHROOM
9'8" x 6'4" (2.95 x 1.95)
Four piece suite comprising panel bath with central mixer tap, hidden cistern push-flush w.c., wash hand basin with mixer tap and double storage drawers beneath and walk-in double size shower cubicle with dual mains fed shower, double glazed window to the rear with fitted Roman blind, spotlights, extractor fan and ladder towel radiator.

OUTSIDE
To the front of the property is a block paved driveway providing off-street parking with access to the garage via electrically operated remote control garage door. The front garden is predominantly lawned with paved pathway to front entrance door and decorative gravel beds housing a variety of plants and shrubbery. The property stands on the largest garden plot of the development with fencing and brick wall to the boundary line and additional top fencing providing further privacy, with paved patio area, ideal for entertaining, additional deck and shaped lawns, planted borders housing a variety of mature bushes, shrubs, trees and plants. UPVC double glazed door back to the utility room, double glazed French doors back to the dining kitchen, side access leading to the front, external water tap, power points and lighting.

GARAGE
17'1" x 8'11" (5.21 x 2.72)
Electrically operated, remote control garage door with power and lighting points and housing the gas fired central heating combination boiler.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, turn immediately right onto Warren Avenue and right again onto the one-way system of Cyril Avenue. At the bend in the road turn right into Featherfield Place and the property can be found tucked quietly away in the left hand corner.

Ref: 5976



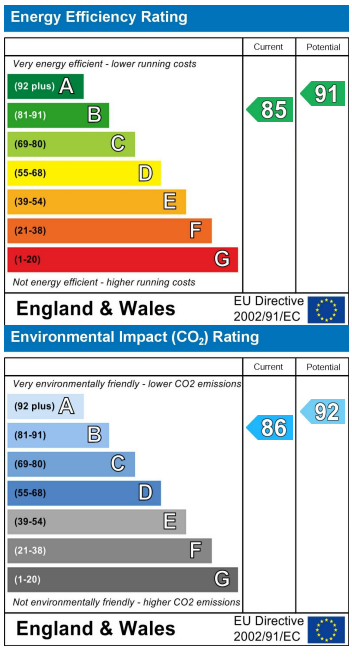












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044