Robert Ellis

look no further. . .

Nottingham Road
Stapleford, Nottingham NG9 8BJ

A LARGE THREE BEDROOM DETACHED FAMILY HOME.

Offers Over £400,000 Freehold

A rare and interesting opportunity has arisen to purchase a large traditional three bedroom detached family home situated on a substantial plot of 0.28 of an acre.

Situated in this highly regarded residential suburb on the borders of Stapleford and Bramcote, the corner plot with Baulk Lane, screened from the road on a private garden plot. A driveway opens to a large forecourt providing parking for several vehicles. There is a detached brick built single garage, as well as a brick built double carport. The rear gardens have expansive lawns and deep-set tree and shrub beds and offer a good degree of privacy.

This traditional detached residence requires modernisation and improvement, offering fantastic potential to modernise and refurbish into a substantial family residence.

The accommodation currently comprises central hallway, living room, separate dining room and kitchen to the ground floor. To the first floor, the landing provides access to three well proportioned double bedrooms, bathroom and separate WC.

As well as the property offering fantastic potential to extend, modernise and develop, as it sits on a garden plot of 0.28 of an acre, there may well be the opportunity to re-develop the site for housing. Clearly, this will be subject to planning permission, etc.

A perfect location for families and commuters alike as highly regarded schools for all ages are within easy reach as are leisure facilities and open space with footpaths and open fields. For those looking to commute, the A52 is a couple of minute's drive away which links Nottingham and Derby, as well as Beeston, Nottingham University and Queen's Medical Centre, and Junction 25 of the M1 motorway for further afield.

The property and grounds offer fantastic potential to a variety of buyers and we strongly recommend early representation to avoid missing this opportunity.

ENTRANCE PORCH
Glazed doors and window with original stained glass leaded light front entrance door leading to hallway.

HALLWAY
Cloaks cupboard, stairs to the first floor, oak wood panelling, radiator.

LIVING ROOM
19'8" x 11'10" increasing to 13'11" to inglenook (6 x 3.63 increasing to 4.26 to inglenook)
Inglenook-style fireplace with two windows, three radiators, window to the front and patio doors to the rear.

DINING ROOM
14'2" into bay x 13'0" (4.32 into bay x 3.98)
Radiator, bay window to the front.

KITCHEN
13'10" x 9'10" (4.24 x 3.02)
Wall and base units with work surfacing and inset stainless steel sink unit with single drainer, gas hob, electric oven, plumbing and space for washing machine. Floor mounted gas boiler, radiator, window to side, door to rear garden and door to walk-in pantry.

WALK-IN PANTRY
Light and windows.

FIRST FLOOR LANDING
19'0" x 7'0" (5.81 x 2.15)
Radiator, original leaded light window to the rear, fitted cupboard.

BEDROOM ONE
13'10" into bay x 13'2" (4.23 into bay x 4.02)
Radiator, bay window to the front.

BEDROOM TWO
15'10" x 11'11" (4.85 x 3.65)
Radiator, windows to the front and rear elevations.

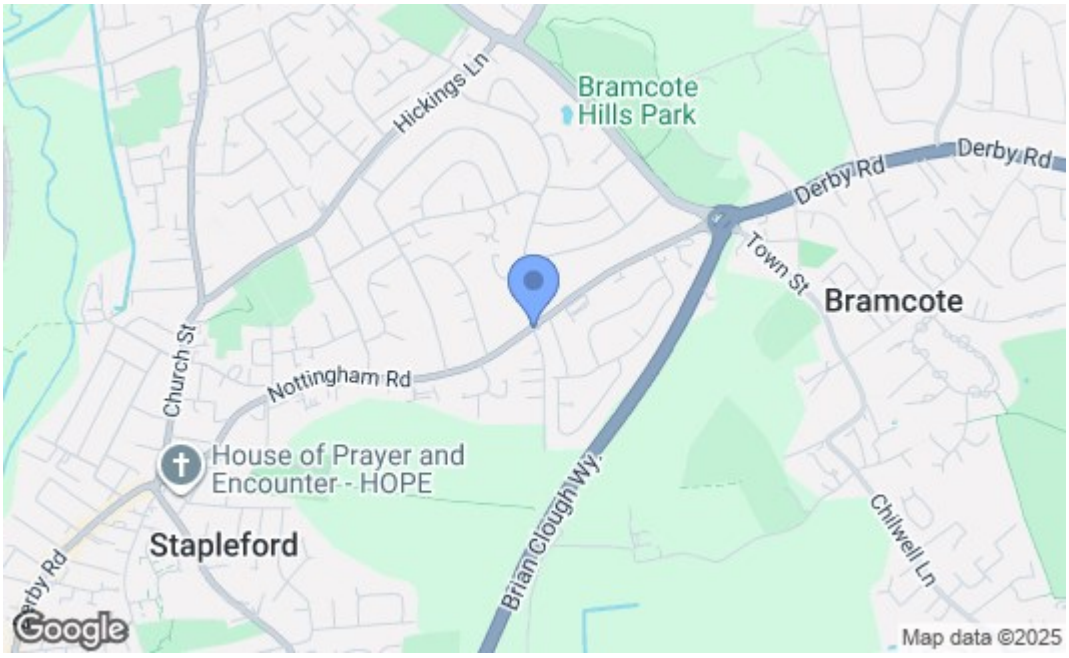
BEDROOM THREE
8'11" x 9'11" (2.73 x 3.04)
Built-in wardrobe, radiator, double glazed window.

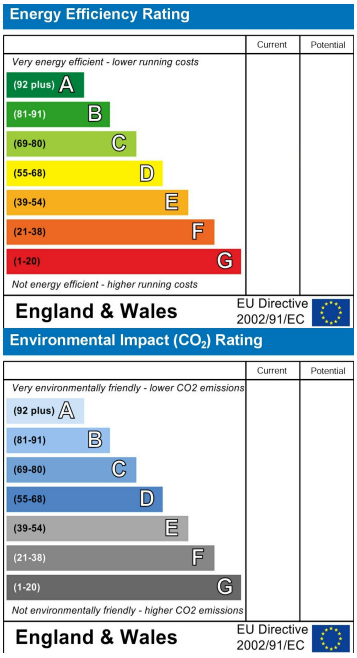
BATHROOM
9'10" x 6'4" (3.02 x 1.95)
Wash hand basin with vanity unit, panel bath with shower over, radiator, built-in airing cupboard, window.

SEPARATE WC
Housing a low flush WC, radiator, window.

OUTSIDE
The property is situated on a large corner plot offering grounds of approximately 0.28 of an acre overall. To the front boundary there is a dwarf wall with trees and shrubs enhancing privacy. This opens up to a forecourt providing parking for several vehicles and two sections of garden laid to lawn. To one side of the property there is a small brick built garage with twin doors and pitched tiled roof. To the other, is an attached brick built carport providing covered parking for up to two vehicles. The substantial rear gardens are laid mainly to lawn flanked with shrub beds and trees. There is a patio area beyond the rear elevation to the property and the boundaries are hedged-in offering good screening. There is an attached workshop.

WORKSHOP
17'7" x 6'6" (5.37 x 2)
Light and power.





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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