Robert Ellis

look no further. . .







New Eaton Road
Stapleford, Nottingham NG9 7EL

A THREE BEDROOM END TERRACED HOUSE WITH ATTIC SPACE.

Guide Price £275,000 Freehold



A surprisingly spacious three bedroom end terraced house with an attic space.

This property comes to the market in a ready to move into condition and has many features suited to growing families. Since occupation, the current owners have adapted and altered the property to provide for a very useful ground floor shower room and also reconfigured the family bathroom to provide for bath and shower facilities, great for the morning rush! The property also benefits from gas fired central heating served from a combination boiler, double glazed windows and a double glazed conservatory enjoying aspects over the rear garden.

Some years ago, a previous owner converted the attic, and whilst unregulated, this provides for a useful space.

Situated on a generous garden plot and set back from the road, a forecourt provides parking for up to five vehicles and there is also EV charging point. The driveway leads to a garage and the rear gardens are expansive and offer a great space for families to enjoy.

Positioned in this ever-popular residential location, within walking distance of schools for all ages, as well as Stapleford town centre and all the amenities therein. For those looking to commute, the A52 is a short drive away, this links Nottingham and Derby, as well as Junction 25 of the M1 motorway, and the park and ride for the Nottingham Tram is also located at Bardills island.

A superb family property of which an early internal viewing comes highly recommended to fully appreciate the accommodation on offer.





ENTRANCE HALL
11'2" x 8'2" reducing to 6'0" (3.42 x 2.50 reducing to 1.84)
A welcoming central hallway with composite double glazed front entrance door, radiator, stairs to the first floor with understairs alcove.

UTILITY CLOSET
Wall mounted 'Worcester' gas combination boiler (for central heating and hot water), plumbing and space for washing machine.

LIVING ROOM
20'6" x 10'8" (6.26 x 3.26)
Radiator, double glazed window to the front and double glazed French doors opening to the conservatory.

CONSERVATORY
14'1" x 9'5" (4.31 x 2.88)
uPVC double glazed windows, wall mounted electric heater and double glazed French doors opening to the rear garden.

BREAKFAST KITCHEN
8'11" x 12'7" (2.73 x 3.84)
Range of modern fitted wall, base and drawer units, with contrasting work surfacing and inset stainless steel sink unit with single drainer. Built-in electric double oven, gas hob and extractor hood over. Useful recess for tall fridge/freezer, plumbing and space for dishwasher. Pelmet lighting, double glazed window to the conservatory and double glazed door leading to the rear garden.

SHOWER ROOM
6'0" x 6'6" (1.84 x 1.99)
Modern three piece suite comprising wash hand basin with vanity unit, low flush WC and walk-in shower cubicle with thermostatically controlled shower. Partial tiling to walls, heated towel rail and double glazed window.

FIRST FLOOR LANDING
Double glazed window.

BEDROOM ONE
11'3" x 9'1" increasing to 11'1" (3.45 x 2.79 increasing to 3.38)
Radiator and double glazed window to the front.

BEDROOM TWO
9'3" x 10'8" increasing to 12'7" (2.83 x 3.27 increasing to 3.86)
Radiator and double glazed window to the front.

BEDROOM THREE
8'11" reducing to 4'9" x 8'7" reducing to 6'3" (2.73 reducing to 1.45 x 2.64 reducing to 1.91)
Radiator and double glazed window to the rear.

FAMILY BATHROOM
7'5" x 7'8" (2.28 x 2.36)
Five piece suite comprising twin wash hand basins with vanity unit, low flush WC, bathtub with mixer taps and walk-in shower enclosure with twin rose thermostatically controlled shower system. Partially tiled walls, heated towel rail and double glazed window.

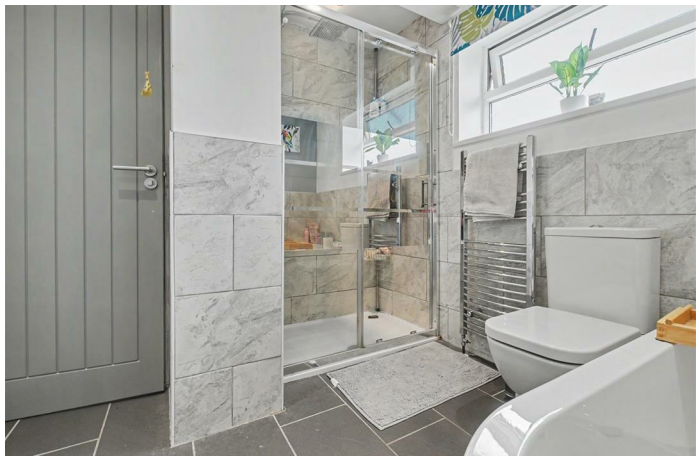
ATTIC
10'8" x 9'0" (3.27 x 2.76)
Accessed from a dog-leg staircase, a landing with door leading to the attic space. Converted some years ago by a previous owner, this unregulated space has useful fitted closets and storage, double glazed roof windows and door leading to en-suite.

EN-SUITE
Comprises pedestal wash hand basin and low flush WC. Double glazed roof window.

OUTSIDE
To the front, the property is set back some way from the road with a large forecourt providing parking for possibly up to five vehicles. This is finished in partial gravel with concrete hard standing and driveway which runs along the side of the property. There is EV charging point and fenced boundaries to both sides. The driveway continues along the side of the property and gives access to a block constructed garage. The rear garden is of a generous size, fencing to all boundaries with a large patio area with two steps leading to the main garden laid partially to lawn and partially to artificial lawn with a further patio area at the foot of the plot.

GARAGE
22'4" x 11'3" (6.81 x 3.43)
Twin wooden doors to the front, light and power. Wooden courtesy door to the side of the building leading to the rear garden.



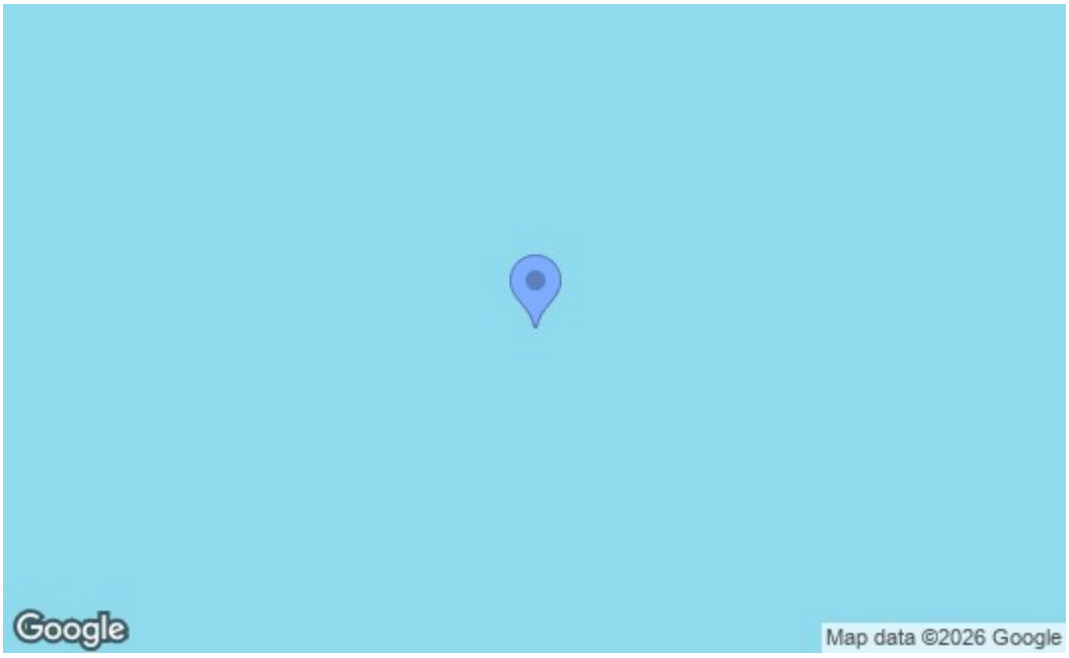


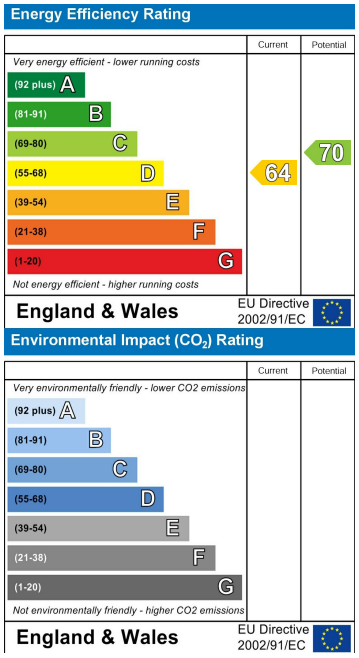












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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