



Derby Road  
Stapleford, Nottingham NG9 7AZ

**£235,000 Freehold**

A FOUR BEDROOM SEMI DETACHED  
HOUSE.





A surprisingly spacious four bedroom semi detached house with accommodation over three floors.

The current owners have improved this property with replacement double glazed windows (2020) and more recently a loft conversion to provide for two children's bedrooms to the second floor. The property also benefits from gas fired central heating served from a combination boiler and the hub of the household which is the generously proportioned open plan dining kitchen.

The property is centrally positioned in the town centre of Stapleford and therefore enjoys all the local amenities on the doorstep, including a wide variety of shops and amenities, and there is a regular bus service linking Nottingham and Derby. Highly regarded schools for all ages are also within walking distance.

Offering versatile accommodation for a growing family, an internal viewing is recommended.



#### ENTRANCE HALL

15'8" x 3'0" (4.78 x 0.93)

Composite double glazed front entrance door, radiator, stairs to the first floor. Doors to living room and dining kitchen.

#### LIVING ROOM

14'9" x 12'2" (4.5 x 3.72)

Radiator, double glazed bay window to the front.

#### OPEN PLAN DINING KITCHEN

21'6" reducing to 11'11" x 15'8" reducing to 9'1" (6.56 reducing to 3.65 x 4.78 reducing to 2.77)

The dining area comprises space for table and chairs, door to cellar, feature tubular radiator, composite double glazed rear exit door. The kitchen area comprises a range of modern fitted wall, base and drawer units with work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric double oven, gas five ring hob with extractor hood over. Integrated dishwasher, plumbing and space for washing machine. Cupboard housing gas combination boiler (for central heating and hot water), double glazed window.

#### FIRST FLOOR LANDING

At the top of the staircase there is a double glazed window with the main landing branching off to provide access to all the first floor rooms, as well as a staircase leading to the second floor, radiator.

#### BEDROOM ONE

12'0" reducing to 7'3" x 14'10" reducing to 8'7" (3.66 reducing to 2.21 x 4.53 reducing to 2.64)

Radiator, double glazed window to the front, door to en-suite.

#### EN-SUITE

Three piece suite comprising wash hand basin, low flush WC and walk-in shower cubicle with twin rose thermostatically controlled shower system.

#### BEDROOM TWO

8'9" x 12'3" (2.68 x 3.75)

Walk-in closet, radiator, double glazed window to the rear.

#### FAMILY BATHROOM

9'6" x 9'0" (2.9 x 2.75)

Three piece suite comprising wash hand basin, low flush WC and panel bath with thermostatically controlled shower over. Shower screen, radiator, double glazed window.

#### SECOND FLOOR LANDING

Doors to bedrooms three and four.

#### BEDROOM THREE

15'1" x 7'3" maximum (4.60 x 2.23 maximum)

Reducing head height, radiator, two Velux double glazed roof lights.

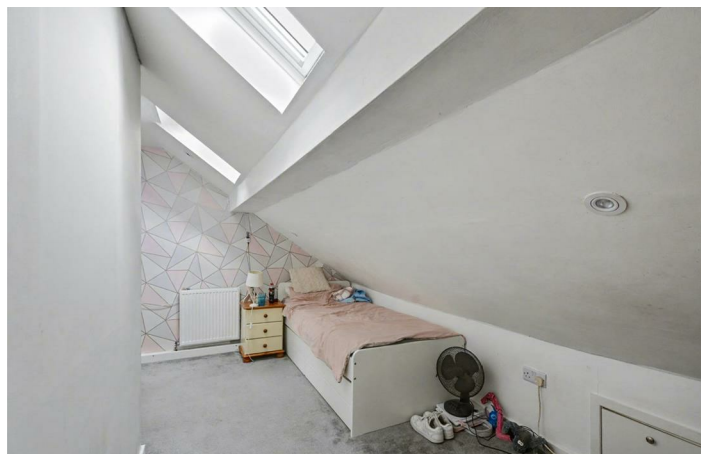
#### BEDROOM FOUR

15'0" x 7'1" increasing to 9'10" (4.58 x 2.17 increasing to 3)

Overall with reducing head height, built-in closet, radiator, eaves storage space, two Velux double glazed roof lights.

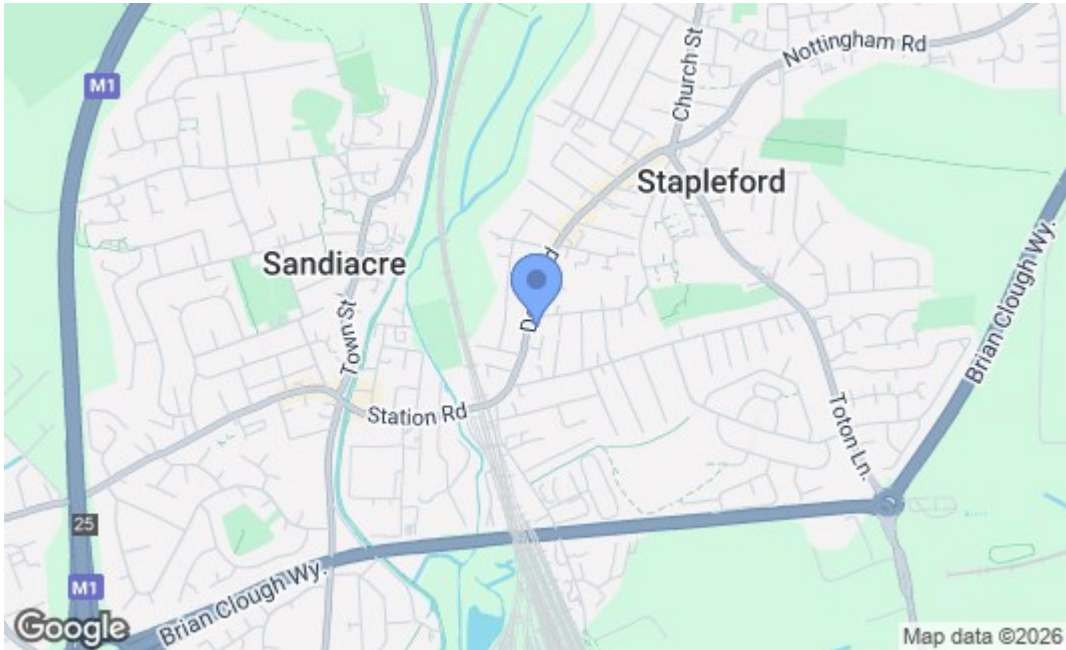
#### OUTSIDE

To the front there is a walled-in garden with gate leading to the front door. To the rear the garden is fenced-in and enclosed with yard area, two sections laid to lawn, further patio area at the foot of the plot. There is gated pedestrian access at the side of the property where the neighbouring property has a right of access over.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	77
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		

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.