Robert Ellis

look no further. . .

Thorpe Close
Stapleford, Nottingham NG9 8FB

A THREE BEDROOM END TERRACED HOUSE.

£195,000 Freehold

What sets this end terraced property apart from many other is location, location, location!

Situated at the end of this cul de sac with gardens to three sides and enviable views over open fields and surrounding area beyond.

Also incredibly rare for such as property is the fact that it benefits from off-street parking for up to two vehicles to the front, attractively landscaped gardens and, in particular, the side garden with a large seating area is positioned in such a way to exploit the views over the surrounding area which is adjacent to the Erewash River and farmland used for pasture/grazing and there are often horses and livestock leaning over the fence. This builds a picture of being in the countryside but far from it, the property is a short walk to the town centre of Stapleford where there is a good variety of independent and national retailers, as well as other services, facilities and a regular bus route linking Nottingham and Derby.

The property has been particularly well maintained and has the recent benefit of composite insulated render to improve the energy efficiency. This is also added to by the fact that the house has double glazing and gas fired central heating served from a combination boiler.

The property comprises entrance hall, lounge and open plan dining kitchen with a useful utility room. To the first floor, the landing provides access to three bedrooms and shower room/WC.

This property is ideal for those looking to make their first steps onto the property ladder and with three bedrooms is also suitable for young families or those looking to work from home.

Viewing of this property is highly recommended to appreciate its position and overall space.

ENTRANCE HALL
4'2" x 3'2" (1.29 x 0.98)
Double glazed front entrance door, radiator, stairs to the first floor. Door to lounge.

LOUNGE
11'1" x 11'1" (3.38 x 3.38)
Radiator, double glazed window to the front enjoying views over the adjacent field.

DINING KITCHEN
12'1" x 11'4" (3.7 x 3.46)
Incorporating a range of fitted wall, base and drawer units, with work surfacing and inset stainless steel sink unit with single drainer and central mixer tap. Electric/gas oven and under-counter appliance space. Space for table and chairs, useful understairs store cupboard, double glazed window and door to the rear. Door to utility room.

UTILITY ROOM
Plumbing and space for washing machine, tumble dryer space, further appliance space, double glazed windowed door to the side.

FIRST FLOOR LANDING
Doors to bedrooms and shower room.

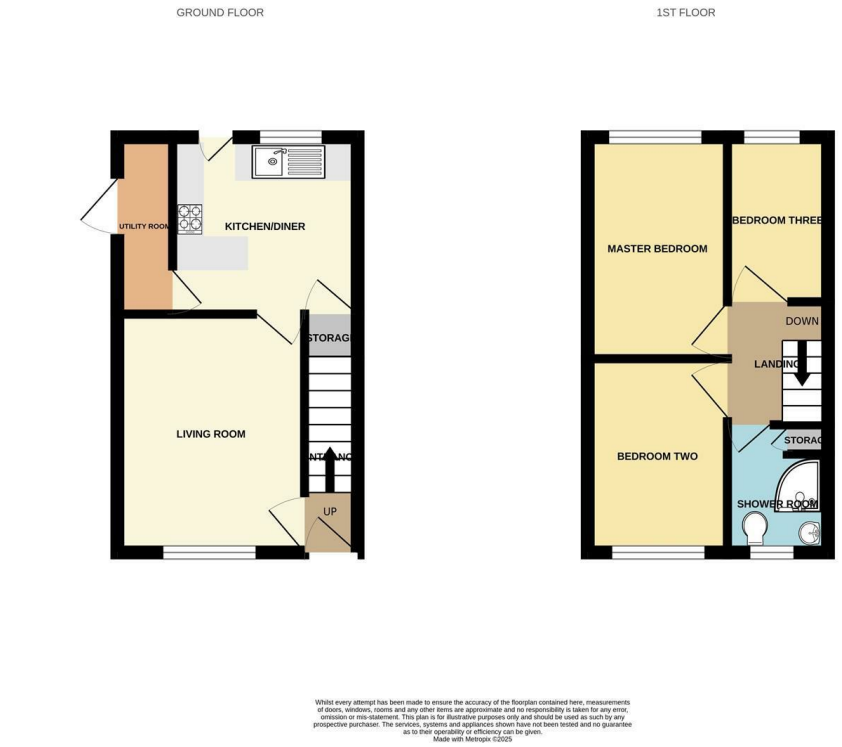
BEDROOM ONE
10'4" x 8'4" (3.17 x 2.56)
Feature metal cast iron fireplace, radiator, double glazed window to the front overlooking the fields and surrounding area beyond, including St Giles' Church in Sandiacre and Springfield Mill.

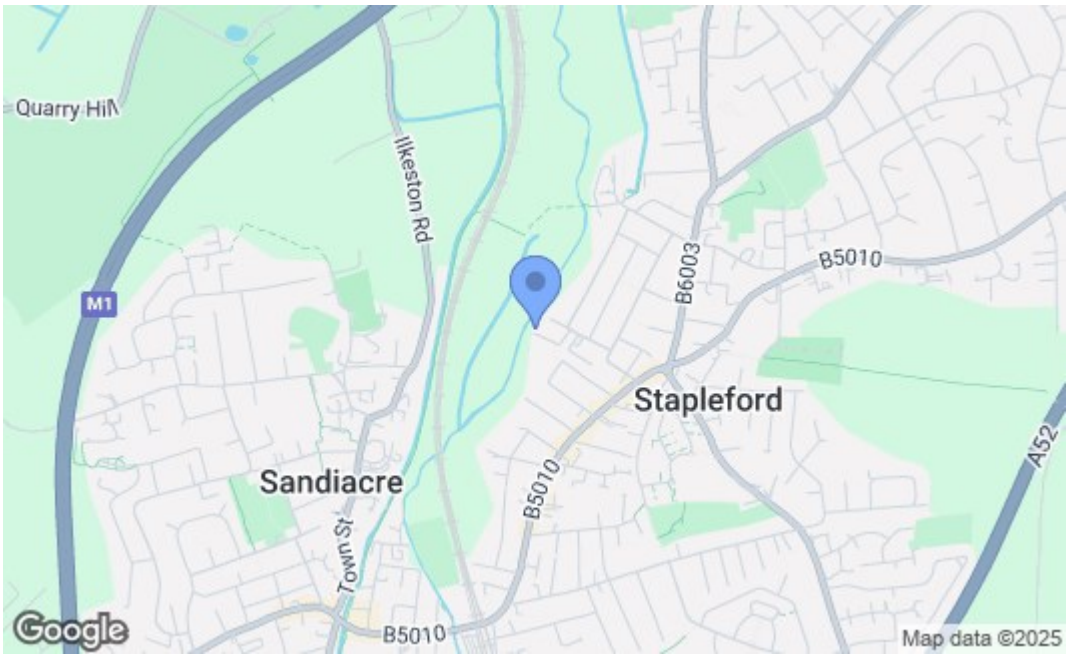
BEDROOM TWO
11'1" x 8'8" (3.4 x 2.65)
Original feature cast iron fireplace, radiator, double glazed window to the rear enjoying views over fields and surrounding area.

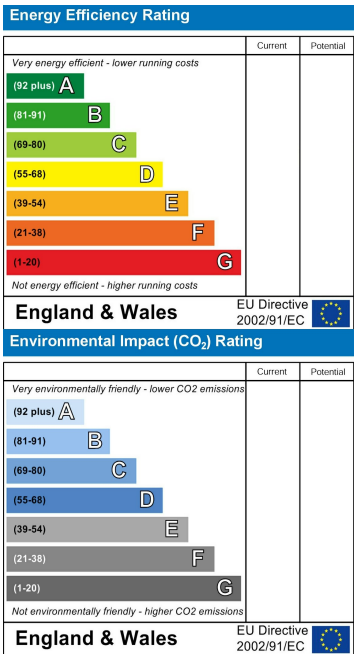
BEDROOM THREE
9'3" x 5'5" (2.83 x 1.66)
Radiator, double glazed window to the rear enjoying views over fields and surrounding area.

SHOWER ROOM
6'11" x 5'3" (2.12 x 1.61)
Three piece suite comprising wash hand basin with vanity unit, low flush WC, corner shower cubicle with thermostatically controlled shower. Linen cupboard, heated towel rail, double glazed window.

OUTSIDE
To the front is a forecourt driveway providing off-street parking for up to two cars. There is a hedged area of front garden laid to gravel. A pathway runs along the side of the property with gate leading to the side and rear gardens. The side garden has been attractively landscaped with patio, colourful bedding and garden shed, the patio is positioned to enjoy views over the fields and surrounding area. The rear garden has also been attractively landscaped, laid mainly to lawn with flower and shrub beds.







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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