Robert Ellis

look no further...

Sunlea Crescent
Stapleford, Nottingham NG9 7JP

A TWO BEDROOM NEO-GEORGIAN BOW FRONTED MID TOWN HOUSE.

£189,950 Freehold

0115 949 0044

/robertellisestateagent

@robertellisea

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED NEO-GEORGIAN TWO BEDROOM MID TOWN HOUSE SITUATED IN THIS FAVOURED AND ESTABLISHED RESIDENTIAL CATCHMENT LOCATION.

With accommodation over two floors, the ground floor comprises an entrance hallway, bow fronted living room and rear kitchen/diner. The first floor landing provides access to two bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating, double glazing, front and rear gardens.

The property also comes with the benefit of a single garage in a block nearby.

The property is situated favourably within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust. There is also easy access to great transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

For those liking outdoor space, there is also easy access to ample walking routes, as well as Archers Field and Queen Elizabeth Park.

We believe the property will make an ideal first time buy or young family home. We highly recommend an internal viewing.

ENTRANCE HALL
5'6" x 4'5" (1.68 x 1.35)
uPVC panel and double glazed front entrance door, meter storage cupboard, staircase rising to the first floor, radiator with display cabinet, laminate flooring. Door to lounge.

LOUNGE
18'4" x 13'6" (5.60 x 4.12)
Georgian-style double glazed bow window to the front (with individually fitted roller blinds), deep windowsill, radiator, laminate flooring, media points, coving, wall light points, Adam-style fire surround with marble insert and hearth, useful understairs space (ideal for study desk or storage). Door into the kitchen.

DINING KITCHEN
13'4" x 10'2" (4.08 x 3.10)
The kitchen area is equipped with a matching range of base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board with central mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath. Plumbing and space for under-counter washing machine and dishwasher. Further space for fridge/freezer, table and chairs laminate flooring. Wall mounted gas fired 'Baxi' boiler, two Georgian-style double glazed windows to the rear (one of which is fitted with a Venetian blind), matching Georgian-style uPVC double glazed exit door (with fitted blind).

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom. Loft access point to a partially boarded, lit and insulated loft space. Airing cupboard housing the hot water cylinder with shelving space above.

BEDROOM ONE
14'1" x 10'3" (4.31 x 3.14)
Double glazed Georgian-style window to the front (with fitted blinds), radiator, telephone point, a range of fitted overstairs wardrobes.

BEDROOM TWO
10'11" x 6'8" (3.35 x 2.05)
Georgian-style double glazed window to the rear, radiator, laminate flooring.

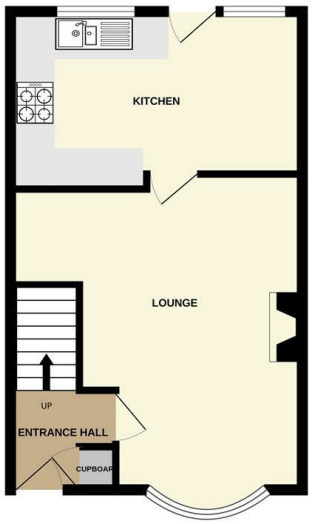
BATHROOM
8'0" x 5'6" (2.44 x 1.68)
White three piece suite comprising panel bath with glass shower screen and Mira electric shower over, wash hand basin and push flush WC. Fully tiled walls, Georgian-style double glazed window to the rear (with fitted Roman blind), wall mounted bathroom cabinet, radiator.

OUTSIDE
To the front there is a pedestrian pathway leading to the front entrance door and a front garden decorated with plum slate chippings.

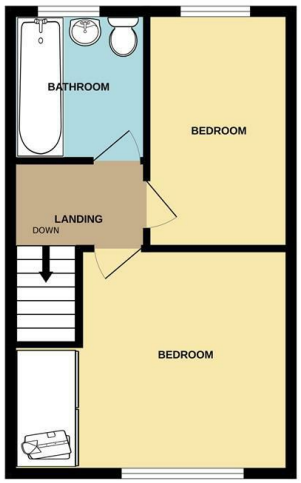
TO THE REAR
The rear garden is enclosed to the boundary lines with timber fencing, concrete posts and gravel boards, an initial paved patio seating area leading onto a white stone decorative border and shaped lawn beyond. To the foot of the plot there is a further concrete base with a timber storage shed, pathway leading to the rear access gate which is then used to take the bins out on a weekly basis. The rear garden also has the benefit of external lighting point and water tap.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Proceed up the hill passing the entrance to Fairfield School and proceed in the direction of Bardills roundabout. Look for and take a left hand turn prior to Morrisons convenience store onto Clarehaven and then just after the bend in the road, veer left onto Sunlea Crescent and the property can be found by pedestrian pathway on the left hand side. The property is then on the right, identified by our For Sale board.

GROUND FLOOR
397 sq.ft. (36.8 sq.m.) approx.

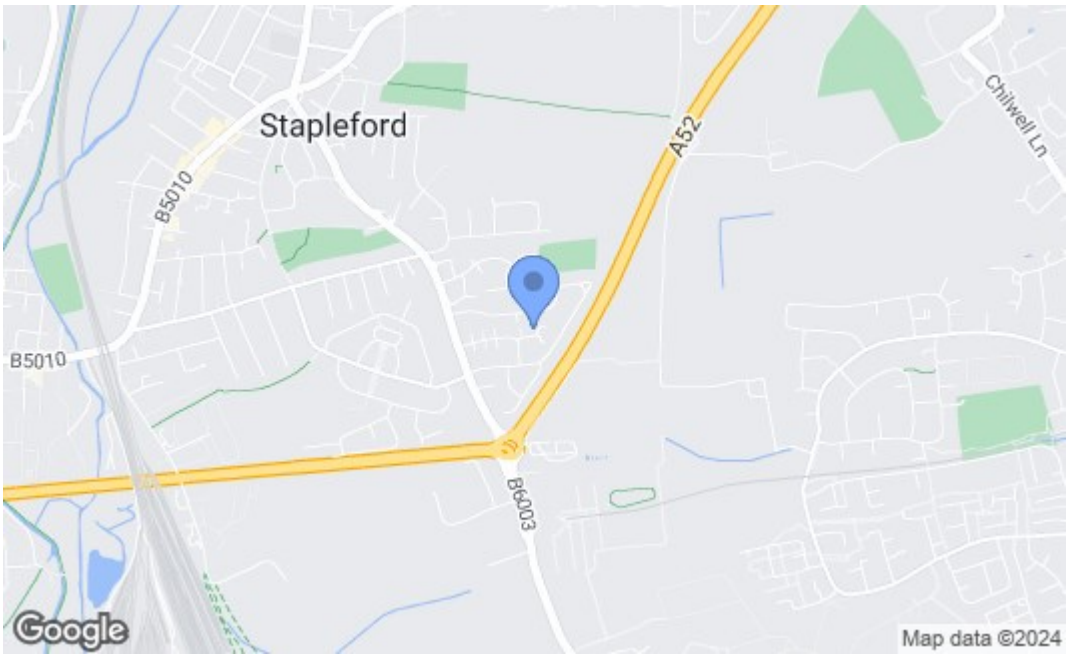


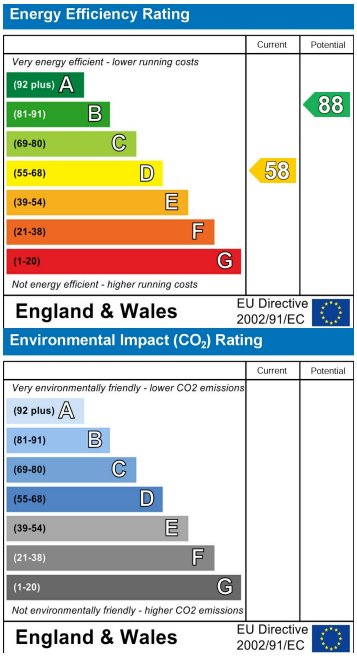
1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024





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