Robert Ellis

look no further. . .

Blake Road
Stapleford, Nottingham NG9 7HL

A THREE BEDROOM PLUS LOFT SPACE
DETACHED FAMILY HOUSE

Offers Over £265,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET WITH NO UPWARD CHAIN AN EXTENDED THREE BEDROOM, PLUS USEFUL LOFT SPACE DETACHED FAMILY HOUSE WITH FANTASTIC PANORAMIC VIEWS FROM THE REAR LOOKING TOWARDS CLOUDSIDE FARM IN SANDIACRE.

With accommodation over two floors comprising entrance porch to entrance hall, through lounge/dining room, conservatory and kitchen to the ground floor. The first floor landing then provides access to three bedrooms and three piece bathroom.

Externally, there are gardens to the front and rear and a side block paved driveway providing off-street parking leading to a detached garage set back at the end of the driveway.

Other benefits to the property include gas fired central heating, double glazing and being conveniently located within easy access to the shops and services within Stapleford town centre.

There is also easy access to a variety of neaby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust as well as good transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout.

The real benefit to the property can be found within the loft space, accessed via wooden pull-down ladders to a useful storage area, previously having been used as an office space, with Velux roof window, power and lighting.

We believe the property would make an ideal long term family home and highly encourage an internal viewing.

ENTRANCE PORCH
6'11" x 3'3" (2.12 x 1.01)
UPVC construction with double glazed front entrance door and matching double glazed windows to the front and side. Further door to:

ENTRANCE HALL
11'6" x 6'11" (3.51 x 2.11)
Turning staircase to the first floor, radiator, useful understairs storage cupboard, laminate flooring and internal doors to kitchen and through lounge.

KITCHEN
15'2" x 8'11" (4.63 x 2.72)
The kitchen area is equipped with a range of matching fitted base and wall storage cupboards with roll top laminate work surfacing incorporating 1½ bowl sink and drainer with central swan-neck mixer tap and panoramic views from the double glazed window to the rear with fitted roller blind. Plumbing for washing machine and dishwasher, space for cooker and full height fridge/freezer, wall mounted gas fired central heating combination boiler, breakfast bar area with matching counter top space, radiator under, glass fronted crockery cupboard, additional double glazed window to the side with fitted roller blind, pantry cupboard with shelving and UPVC double glazed exit door to the block paved driveway.

THROUGH LOUNGE/DINING ROOM
25'4" x 11'9" (7.74 x 3.6)
Double glazed bow window to the front, feature Adam style fire surround incorporating pebble effect fire, media points, radiator, laminate flooring, opening through to dining area with ample space for dining table and chairs, additional radiator, serving hatch through to kitchen and sliding double glazed patio doors to the conservatory.

CONSERVATORY
9'8" x 7'4" (2.96 x 2.25)
UPVC construction with double glazed windows to the side and rear, radiator, UPVC double glazed exit door to the garden and fitted blinds.

FIRST FLOOR LANDING
Double glazed window to the side, storage cupboard with shelving, doors to all bedrooms and bathroom and loft access point via a wooden pull-down ladder to a useful loft space.

BEDROOM 1
11'11" x 10'7" (3.64 x 3.23)
Double glazed window to the rear offering far reaching panoramic views towards Cloudside Farm, fitted sliding door wardrobes and radiator.

BEDROOM 2
12'3" x 11'11" (3.74 x 3.64)
Double glazed window to the front and radiator.

BEDROOM 3
8'5" x 6'11" (2.57 x 2.12)
Double glazed window to the front and radiator.

BATHROOM
9'7" x 6'10" (2.93 x 2.09)
Modern three piece suite comprising bath with glass shower screen and mains shower over, push-flush w.c. and free-standing oval bowl sink unit with mixer tap. Double glazed windows to the side and rear, tiled walls and floor and chrome heated ladder towel radiator.

ATTIC SPACE
23'7" (max) x 10'10" (max) (7.19 (max) x 3.31 (max))
Accessed from the landing via wooden pull-down ladders to this useful usable space, potential for home office solutions or extra storage with power, light and eaves storage space. Velux roof window to the side.

OUTSIDE
To the front of the property is a decorative plum slate and white stone chippings with pathway to front entrance porch and side block paved driveway providing off-street parking leading down the left hand side of the property with security gates, in turn leading to the detached garage and gated access into the rear garden. The rear garden is section over three separate tiers with an initial paved patio area accessed from the conservatory and pedestrian gate. Steps then lead down to an enclosed decked area, ideal for entertaining, with further steps down leading to a lawn section enclosed by timber fencing with concrete post and gravel boards. There are decorative plum slate chippings and a variety of planted bushes and shrubbery. There is also a water tap and pedestrian gate back to the block paved driveway.

GARAGE
Up and over door to the front, power and lighting.

DIRECTIONAL NOTE
From our Stapleford branch proceed to The Roach traffic lights and turn right onto Toton Lane. Proceed over the brow of the hill, passing the entrance to Fairfield School and take the first left after the hill onto Blake Road. Follow the bend in the road round to the left and continue up the hill. The property can then be found on the left hand side.

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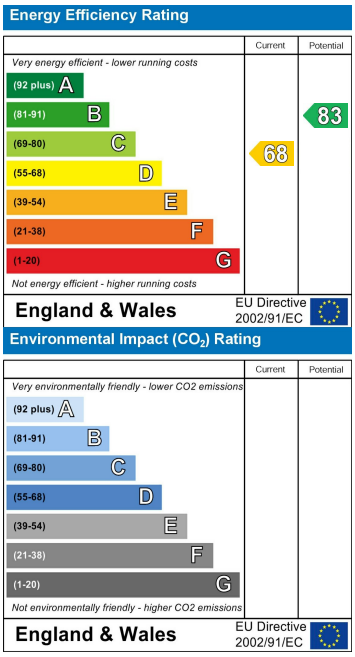

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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