Robert Ellis

look no further. . .

Sherwin Road
Stapleford, Nottingham NG9 8PP

A THREE BEDROOM SEMI DETACHED HOUSE.

£219,950 Freehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS FAVOURED AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, living room, dining room, kitchen and utility room. The first floor landing then provides access to three bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, uPVC double glazing, off-street parking, detached garage to the rear and general rear garden space.

The property sits favourably within close proximity of excellent nearby schooling for all ages. There is also easy access to an array of nearby outdoor space such as Central Avenue play park, Hickings Lane Park and Bramcote Park. There is also easy access to good transport links such the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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

ENTRANCE HALL
uPVC panel and double glazed front entrance door, radiator, meter cupboard, staircase rising to the first floor, panel and glazed doors to living room and dining room.

WC
Low flush WC with partial tiling to the walls and tiled floor with double glazed window to the side.

LOUNGE
24'8" x 10'9" (7.53 x 3.29)
Double glazed bay window to the front, sliding double glazed patio door opening out to the rear garden, two radiators, decorative beam ceiling, coving, media points and Adam-style fire surround incorporating coal effect fire.

DINING ROOM
9'8" x 8'4" (2.95 x 2.56)
Double glazed window to the side, radiator, decorative coving, useful storage space under the stairs, panel and glazed door to kitchen.

KITCHEN
12'7" x 8'10" (3.85 x 2.71)
Comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter level single sink and draining board with mixer tap. In-built eye level oven and grill, fitted counter level four ring gas hob with extractor over, glass fronted crockery cupboards, space for full height fridge/freezer, radiator, tiled floor, double glazed window to the rear, coving and uPVC panel and double glazed exit door to the utility room.

UTILITY
7'6" x 6'6" (2.30 x 2.00)
Base storage cupboards with roll top work surface space above, wall mounted Baxi gas fired combination boiler (for central heating and hot water), plumbing for washing machine, double glazed windows to the side and rear, uPVC panel and double glazed exit door to the garden.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom, coving.

BEDROOM ONE
15'7" x 12'8" (4.77 x 3.87)
Double glazed window to the front, radiator and coving. Door and staircase rising up to the loft space which is insulated and has a lighting point.

BEDROOM TWO
13'1" x 12'9" (4.00 x 3.90)
Double glazed window to the front, radiator and coving.

BEDROOM THREE
13'9" x 5'7" (4.21 x 1.72)
Two double glazed windows to the rear overlooking the rear garden, radiator, laminate flooring and coving.

BATHROOM
9'8" x 8'7" (2.96 x 2.63)
Three piece suite comprising corner bath with bath seat and Triton electric shower over, re-fitted bathroom sink unit with mixer tap and storage cabinets beneath, re-fitted push flush hidden cistern WC. Victorian style radiator with towel attachments, double glazed window to the rear and coving.

OUTSIDE
To the front of the property there is a curbed tarmac driveway providing off-street parking for several cars, shaped lawn section and dwarf brick boundary wall. Access down the right hand side of the property which then opens through to the rear garden and to a detached garage beyond.

REAR GARDEN
Of a good proportion being over 100ft long, offering a good size shaped lawn section (ideal for families), hedgerow and planting to the boundary lines. Crazy paved patio area (ideal for entertaining), external water tap and lighting points.

DETACHED GARAGE
With up and over door to the front, window and door to the side.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and proceed past the entrance to the park. Look for and take a right hand turn onto Ryecroft Street and proceed past the entrance to the doctors surgery. At the "T" junction, turn left onto Sherwin Road and follow the bend in the road where the property can then be found on the left hand side identified by our For Sale board.

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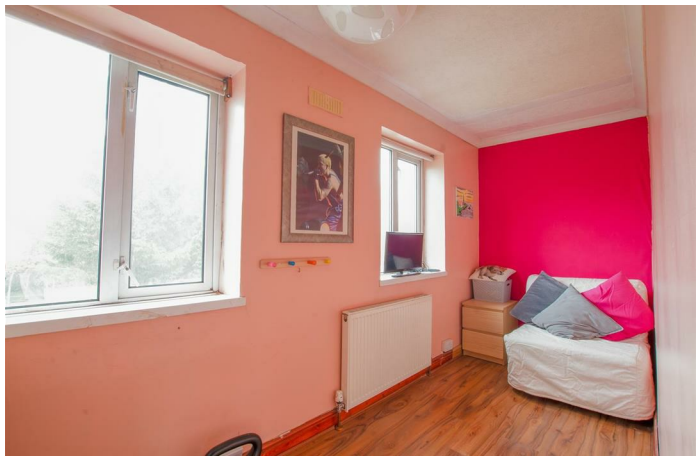
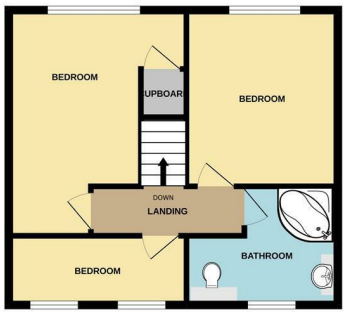


GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.

1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 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, emission 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.
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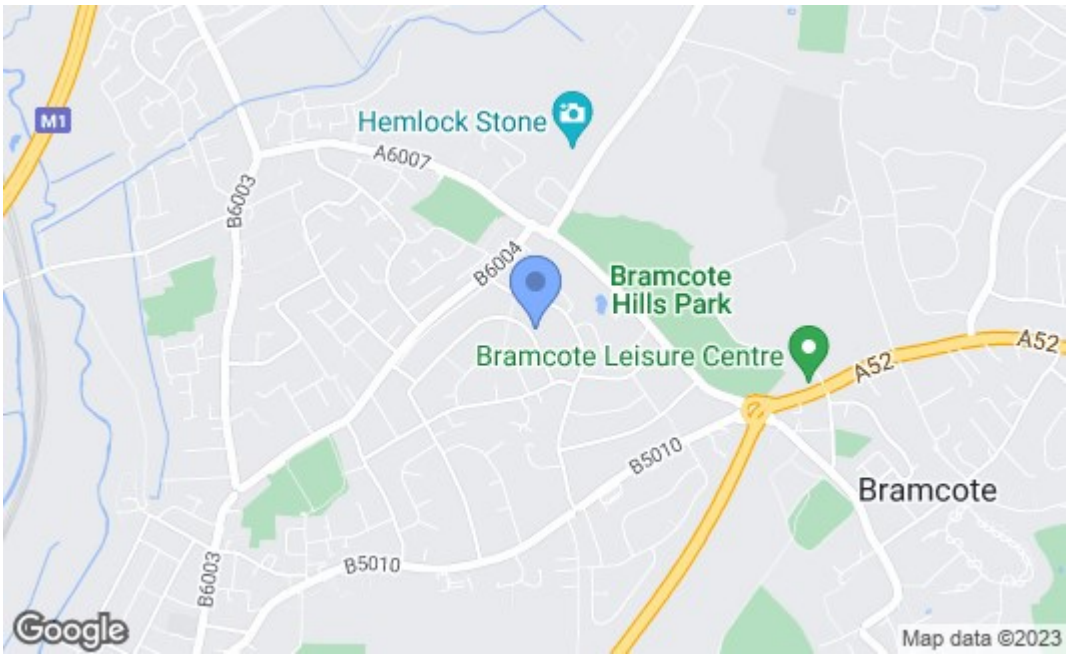

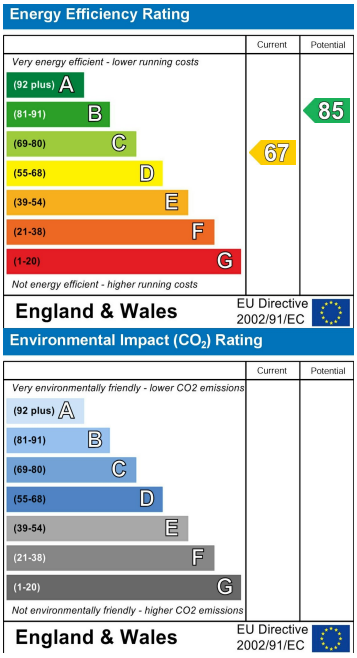

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