



Wellspring Dale
Stapleford, Nottingham NG9 7EU

£215,000

A THREE BEDROOM SEMI DETACHED
FAMILY HOUSE



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

With accommodation over two floors comprising entrance hall, through lounge/diner, useful cloaks/w.c. and breakfast kitchen to the ground floor. The first floor landing then provides access to three bedrooms and bathroom.

Other benefits to the property include gas fired central heating, double glazing, off-street parking and front and rear gardens.

The property itself sits favourably within walking distance of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust. There is also easy access to the shops and services within Stapleford town centre and a variety of open spaces such as Archers Field, Bramcote Park and pleasant walks along the fields to the rear of Bardill's Garden Centre. There are also good nearby 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.

Although requiring a degree of modernisation and improvement, we believe the property would make an ideal first time buy or young family home and highly recommend an internal viewing.



ENTRANCE HALL

12'0" x 7'9" (3.66m x 2.36m)

UPVC panel and double glazed front entrance door with double glazed window to the side, meter cupboard, stairs to first floor, radiator and internal doors to cloaks/w.c., living room and breakfast kitchen.

CLOAKS/W.C.

4'7" x 2'4" (1.4 x 0.73)

Fully tiled walls and floor, push-flush w.c., double glazed window to the side and radiator.

THROUGH LOUNGE/DINER

21'5" x 10'10" (6.54 x 3.32)

Double glazed window to the front with fitted blinds, double glazed French doors opening out to the rear, again with fitted blinds, radiator, brick and tile fireplace incorporating gas fire and media cabinet, wall light points, coving and service hatch to kitchen.

BREAKFAST KITCHEN

12'5" x 10'8" (3.8 x 3.27)

The kitchen comprises a range of matching fitted base and wall storage cupboards with roll top work surfacing incorporating 1½ bowl sink unit and drainer with central mixer tap and tiled splashbacks, plumbing for washing machine, space for cooker, space for further under-counter kitchen appliances, space for dining table and chairs, UPVC panel and double glazed door opening out to the rear garden, UPVC double glazed window to the rear with fitted blinds and serving hatch to dining area.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom, double glazed window to the rear. Could also double up as a potential useful storage space or for further use in the future for conversion into the loft space, subject to the usual planning and consents. There is also a loft access point with pull-down ladders to an insulated and partially boarded loft space with drop-down light cable.

BEDROOM 1

12'4" x 10'11" (3.76 x 3.33)

Double glazed window to the rear with fitted blinds, radiator, range of fitted bedroom furniture including wardrobes, drawers, vanity area, display shelving, bedside tables and overhead storage cupboards.

BEDROOM 2

11'5" x 11'0" (3.49 x 3.36)

Double glazed window to the front with fitted blinds, radiator and coving.

BEDROOM 3

9'8" x 8'8" (2.95 x 2.65)

Double glazed window to the rear and radiator.

BATHROOM

9'2" x 8'7" (2.81 x 2.62)

Four piece suite comprising bath, separate tiled and enclosed shower cubicle with Mira Go electric shower, wash hand basin and push-flush w.c. Tiling to dado height, double glazed window to the rear, radiator, wall mounted mirror fronted bathroom cabinet, mini coving and boiler cupboard housing the Worcester gas fired central heating combination boiler and useful storage space.

OUTSIDE

To the front of the property is a gated tarmac driveway providing off-street parking incorporating a 3' decorative arched fence with concrete post and gravel boards. The driveway then leads down the left hand side of the property to a detached garage and pedestrian gate leading through to the rear garden. The rear garden is of a good size, being enclosed by timber fencing and hedgerows to the boundary, offering two separate lawn sections, separated by a central pathway which provides access to a greenhouse. There is also a useful paved patio area, ideal for entertaining, timber storage shed and brick outhouse with power and light, accessed via the side driveway. The garden also consists of an external water tap, lighting point and pedestrian gated access back to the driveway.

DETACHED GARAGE

Double opening doors to the front, personal access door and window to the side.

DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, 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 continue in the direction of Bardill's roundabout. Look for and take an eventual right turn, opposite the Morrisons convenience store, onto New Eaton Road and take the first left onto Wellspring Dale. The property can then be found on the left hand side, identified by our For Sale Board.

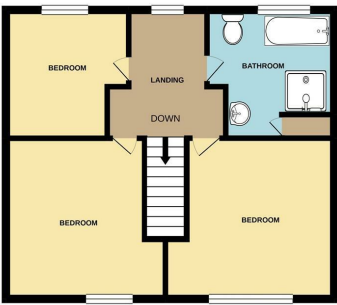
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GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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