



Edward Street  
Stapleford, Nottingham NG9 8FJ

**£250,000 Freehold**

AN EDWARDIAN BAY FRONTED THREE  
BEDROOM DETACHED HOUSE SITUATED  
IN CENTRAL STAPLEFORD.





ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED EDWARDIAN BAY FRONTED THREE BEDROOM DETACHED FAMILY HOUSE SITUATED ONLY A SHORT WALK AWAY FROM THE SHOPS AND SERVICES IN STAPLEFORD TOWN CENTRE.

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

The property also benefits from gas fired central heating from combination boiler, double glazing (except the landing window) and a generous garden space incorporating a large patio area (ideal for entertaining) leading onto a rear lawn with further decked entertaining area situated at the foot of the plot.

The property is within walking distance of the shops, services and amenities in Stapleford town centre. There is also a vast array of nearby schooling for all ages, as well as nearby transport links such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M11 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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



### ENTRANCE PORCH

Feature composite and stained glass double glazed front entrance door leading into the entrance hall.

### ENTRANCE HALL

13'1" x 2'9" (4.01 x 0.85)

Accessed via the composite and stained glass double glazed front entrance door via an open entrance porch, with laminate flooring, Victorian style radiator, decorative coving and archway, staircase rising to the first floor. Doors leading through to the living room and dining room.

### LIVING ROOM

14'9" x 10'11" (4.50 x 3.33)

Double glazed bay window to the front (with three individually hung fitted blinds), decorative coving, meter and useful storage cupboard, Victorian style radiator, media points. Door leading back through to the hallway. Opening through to the dining room.

### DINING ROOM

11'10" x 11'7" (3.63 x 3.54)

Double glazed window to the rear overlooking the rear garden, central chimney breast incorporating decorative fireplace, laminate flooring, vertical radiator, useful understairs storage cupboard with coat pegs. Opening through to the kitchen.

### KITCHEN

11'9" x 8'2" (3.60 x 2.50)

A modern and handle-less fitted range of wall, base and soft-closing drawer units, with quartz work surfacing incorporating inset single sink and draining board with central mixer tap, integrated appliances, including a dishwasher, washing machine and fridge/freezer, as well as built-in four ring induction hob with extractor over and oven beneath, full height storage cupboard with shelving, power and space for the microwave, double glazed window to the right hand side, uPVC panel and double glazed exit door to the garden patio and further double glazed French doors to the rear part of the kitchen (also opening out to the garden patio), LED spotlights, porcelain floor tiles, feature vertical radiator.

### FIRST FLOOR LANDING

Doors to all three bedrooms and bathroom. Decorative wood spindle balustrade, original single glazed stained glass window to the left hand side, original fitted storage cupboard, loft access point with wooden pull-down ladders to a boarded and lit loft space.

### BEDROOM ONE

14'9" x 12'0" (4.51 x 3.66)

Two double glazed windows to the front (with fitted blinds), radiator, LED spotlights, central chimney breast with open insert, decorative exposed brickwork and tiled hearth.

### BEDROOM TWO

11'10" x 9'0" (3.63 x 2.75)

Double glazed window to the rear (with fitted blinds), radiator.

### BEDROOM THREE

8'2" x 6'6" (2.51 x 2)

Double glazed window to the side, radiator.

### BATHROOM

8'2" x 7'11" (2.51 x 2.43)

Modern white three piece suite comprising "P" shaped bath with glass shower screen, central mixer tap, dual attachment mains shower, push flush WC, wash hand basin with mixer tap with tiled splashback and storage cupboard beneath. Boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes, double glazed window to the rear, contrasting tile splashbacks, LED spotlights, ladder style towel radiator.

### OUTSIDE

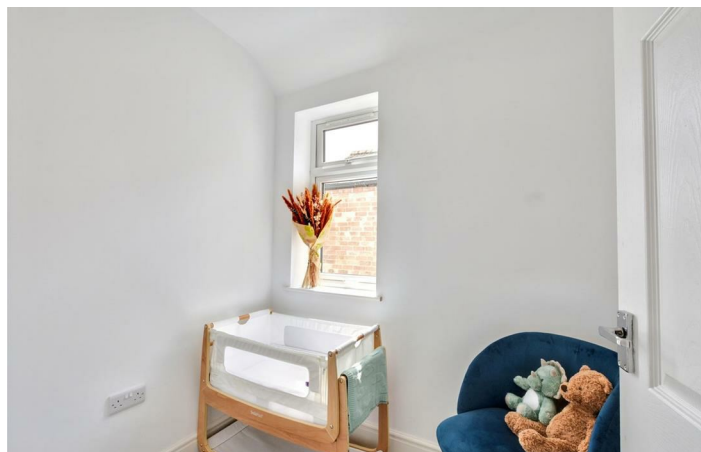
To the front of the property there is a dual gated entrance, one with pathway leading to the front entrance door, the other providing access via the pedestrian gate leading to the rear garden. Crazy paved frontage for ease of maintenance, brick walls to the boundary line.

### TO THE REAR

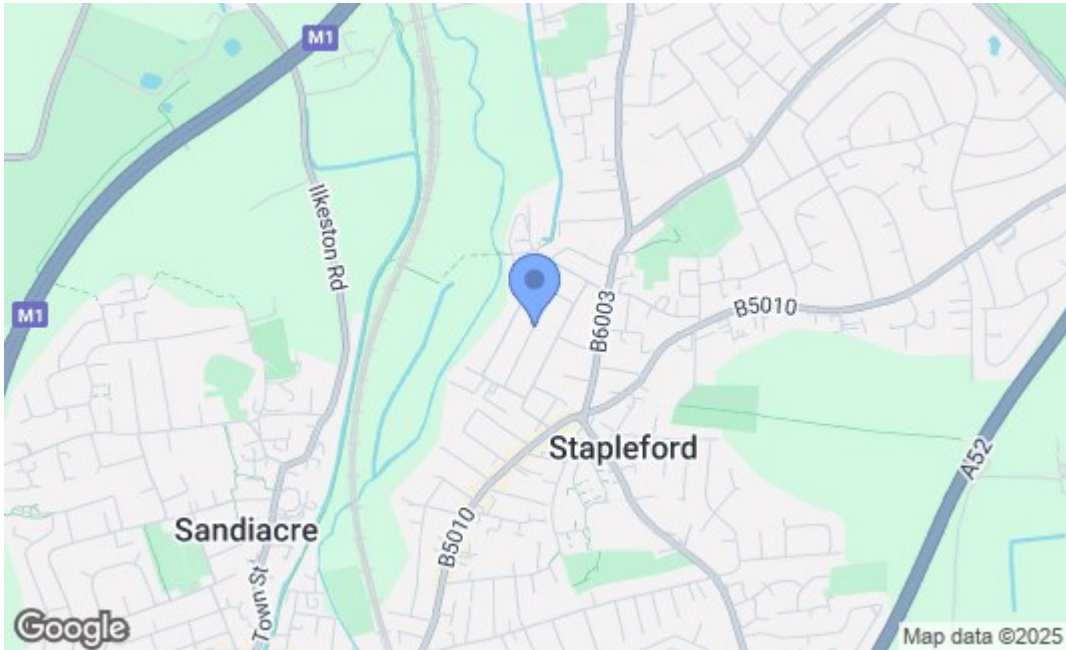
Split into various sections with a good size "L" shaped porcelain paved patio area (ideal for entertaining), raised sleeper beds, outside water tap, lighting points, pedestrian gated access leading back to the front. From the patio there is decorative stone filling in the edges with stepped access then leading up to a lawn section. To the foot of the plot there is a raised decked entertaining space and a timber storage shed.

### DIRECTIONS

From our Stapleford Branch on Derby Road, take an immediate right hand turn onto Warren Avenue. Following bend in the road to the right which links onto Frederick Road but take an immediate left back onto Warren Avenue. Take the first right onto Edward Street and the property can be found on the right hand side, identified by our For Sale board.







| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 |         | 78        |
|                                                                 | 58      |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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.