Robert Ellis

look no further. . .

Sherwin Road
Stapleford, Nottingham NG9 8PQ

A TASTEFULLY RENOVATED & SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE.

Offers Over £300,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND MUCH IMPROVED SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS FAVOURED AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance porch to entrance hall, spacious living room, dining room, kitchen, utility area and WC. The first floor landing then provides access to three bedrooms and a modern shower room.

The property also benefits from gas fired central heating from combination boiler, double glazing, ample off-street parking, generous garden space with detached 8.5m long garage.

The property is located within easy reach of excellent nearby schooling for all ages. There is also easy access to the nearby health centre, doctors surgery, shopping facilities, as well as transport links including bus services and the Nottingham electric tram terminus situated at Bardills roundabout.

For commuting, there is also easy access to the A52 for Nottingham and Derby, Junction 25 of the M1, as well as train stations in Beeston, Long Eaton and Ilkeston.

The property has undergone a series of improvements over recent years by the current owners, including re-wiring, re-plumbing, replacement boiler, replacement windows, replacement kitchen, bathroom and WC, as well as general redecorating and landscaping of the outdoor areas.

There is ample parking to the front, as well as a generous rear garden, ideal for families.

Due to a current shortage of such well looked after homes in the area, we would highly recommend an internal viewing.

PORCH
7'10" x 3'5" (2.41 x 1.06)
Composite and double glazed entrance door, double glazed window to the front, radiator, coat pegs, wall light point, panel and glazed internal door into the hallway.

HALLWAY
10'10" x 6'10" (3.32 x 2.10)
Panel and glazed internal door from entrance porch, staircase rising to the first floor with decorative wood spindle balustrade, useful understairs storage cupboard, radiator, coving, alarm control panel, meter cupboard box, internal doors to the living room and kitchen.

LIVING ROOM
19'10" x 10'9" (6.06 x 3.28)
Sliding double glazed patio doors with fitted roman blinds opening out to the rear garden patio with remote controlled awning, two radiators, media points, coving, electric ceiling fan, Karndean flooring.

DINING ROOM
13'5" x 11'8" (4.09 x 3.58)
Double glazed French doors opening out to the rear garden with double glazed windows to either side (with inset fitted 'Perfect Fit' blinds throughout). Wall light points, radiator, Karndean flooring, door through to the living room, archway back through to the kitchen.

KITCHEN
15'0" x 10'7" (4.58 x 3.23)
The kitchen comprises a matching range of fitted base and wall handleless storage cupboards and drawers with square edge work surfacing, incorporating one and a half bowl sink unit with draining board and central swan neck mixer tap. Fitted five ring Bosch gas hob with extractor over, in-built eye level oven and combination grill oven, space for full height fridge/freezer, plumbing for dishwasher, tiling to the floor, decorative tiled splashbacks, double glazed window to the front (with fitted Roman blind), doors to the hallway and utility room. Spotlights to the ceiling, vertical radiator, archway through to the dining room.

UTILITY ROOM
10'3" x 4'3" (3.13 x 1.30)
Equipped with a matching range of fitted handleless base and wall storage cupboards and shelving, incorporating plumbing space for washing machine, tiled floor, spotlights, coat pegs, uPVC panel and double glazed exit door to outside, further doors to the kitchen and WC.

WC
4'9" x 4'8" (1.45 x 1.44)
Modern white two piece suite comprising hidden cistern push flush WC and wash hand basin with mixer tap and storage cabinet beneath. Fully tiled walls and floor with contrasting detailing in the tiles, double glazed window to the side, radiator.

FIRST FLOOR LANDING
Decorative wood spindle balustrade to match entrance hall, double glazed window to the front, doors to all three bedrooms and shower room, useful storage cupboard with shelving, loft access point with pulldown loft ladders to a partially boarded and insulated loft space.

BEDROOM ONE
13'9" x 11'0" (4.21 x 3.36)
Double glazed window to the rear overlooking the rear garden, radiator, coving, triple set of fitted wardrobes.

BEDROOM TWO
11'7" x 8'11" (3.55 x 2.74)
Double glazed window to the rear overlooking the rear garden, radiator, coving, three double fitted wardrobes to one wall.

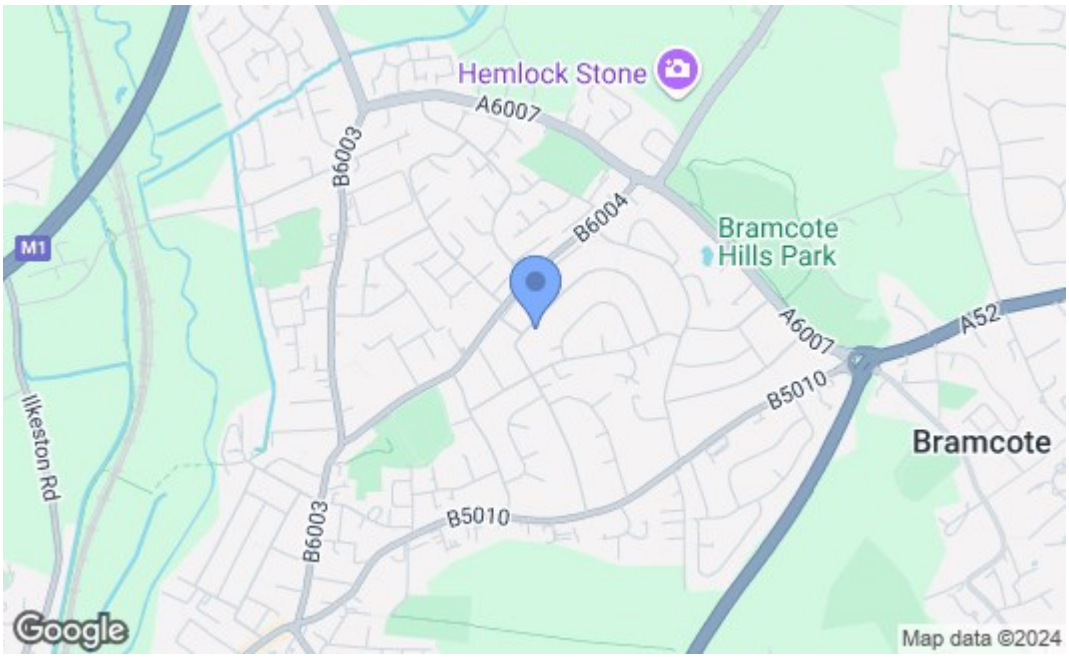
BEDROOM THREE
9'7" x 7'10" (2.94 x 2.41)
Double glazed window to the front, radiator, fixed shelving, fitted cabin-style bed with storage underneath.

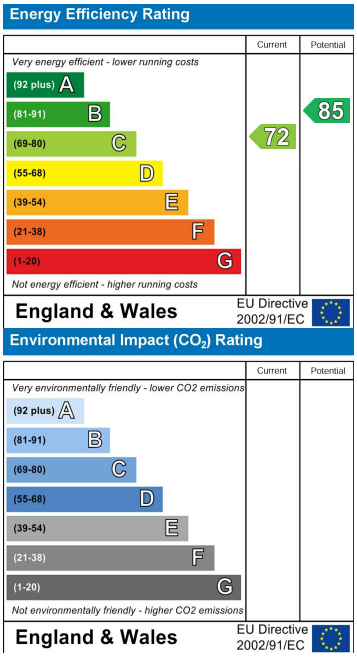
SHOWER ROOM
7'8" x 5'6" (2.36 x 1.68)
Modern three piece suite comprising walk-in double sized shower cubicle with mains shower and glass shower screen, wash hand basin with mixer tap and storage cupboards beneath, hidden cistern push flush WC. Tiling to the walls, radiator, double glazed window to the side, extractor fan, wall mounted heater and bathroom cabinet.

OUTSIDE
To the front of the property there is a lowered kerb entry point to a spacious block paved driveway providing off-street parking side-by-side for 2/3 vehicles. There are raised sleepers and decorative chipped bark front garden incorporating a range of bushes and shrubbery. Double gates lead down the right hand side of the property via a continuation of the block paving, leading onto a good size paved patio seating area (ideal for entertaining) and then opening out to the main part of the garden. The rear garden itself is attractively landscaped with patio, garden lawn, planted borders housing a variety of bushes, shrubs, trees and plants. A meandering pathway then leads to the rear part of the garden, bypassing a personal access door into the garage. The garden to the rear has a vast array of raised flowerbeds and vegetable plots leading onto a decorative gravel stone all the way to the foot of the plot. The garden is enclosed by timber fencing with concrete posts and gravel boards. A further find to the foot of the plot is a recently installed timber/glass pitched roof greenhouse/garden room. Within the garden there are external lighting points, power sockets and water tap. Above the double glazed patio doors to the living room there is an electric awning.

DETACHED GARAGE
27'6" x 9'6" (8.40 x 2.90)
Brick built with pitched recently re-tiled roof, partial render to the front, uPVC entrance door, additional uPVC side door with windows to the side, power and lighting points. Space for further kitchen appliances such as tumble dryer and fridge/freezer. To the rear part of the garage there is a fitted workbench and shelving.

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, heading in the direction of Bramcote. Take a right hand turn onto Ryecroft Street, passing the entrance to the doctors surgery. At the "T" junction, turn left onto Sherwin Road. The property can then be found on the right hand side.





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.

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