Robert Ellis

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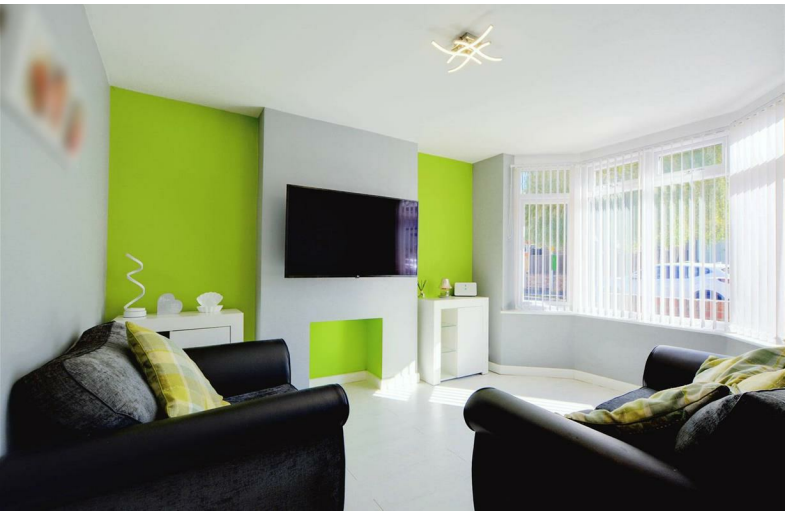


New Eaton Road
Stapleford, Nottingham NG9 7EF

ADAPTED THREE DOUBLE BEDROOM SEMI DETACHED HOUSE WITH OFF STREET PARKING AND CIRCA 120' SOUTH WEST FACING GARDEN

£265,000 Freehold

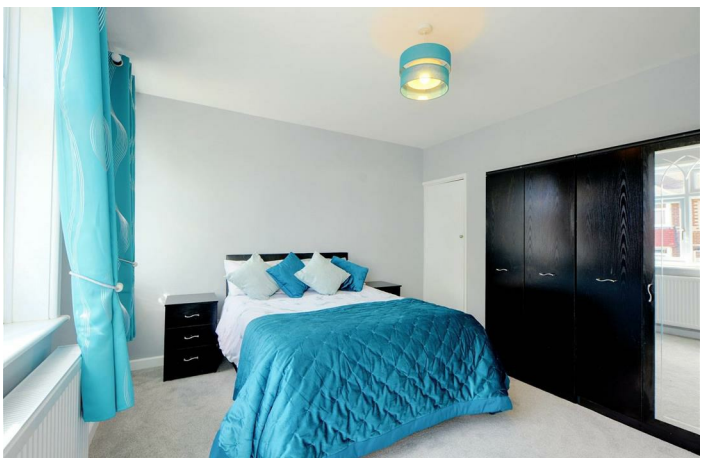
Robert Ellis are delighted to welcome to the market this adapted three double bedroom semi detached house located within this favoured and established residential catchment location, with the benefit of off street parking/car port to the front and a circa 120' South West facing sunny aspect garden to the rear.

With accommodation over two floors which comprises entrance porch to entrance hall, bay fronted living room and open plan dining kitchen to the ground floor. The first floor landing then provides access to three good size double bedrooms and a modern four piece bathroom suite.

Other benefits to the property include gas central heating from combination boiler, double glazing, off street parking/car port and generous garden space to the rear.

The property itself sits favourably within close proximity 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, open countryside and for those needing to commute, good transport links nearby such as the A52 for Nottingham and Derby and the M1 J25 motorway and the Nottingham electric tram terminus situated at Bardill's roundabout.

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



Entrance Porch
2'10" x 2'6" approx (0.88m x 0.77m approx)
Composite and double glazed front entrance door, panel and glazed inner door to hallway, tiled floor and exposed brickwork and decorative archway soldier bricks.

Entrance Hall
12'4" x 2'10" approx (3.77m x 0.87m approx)
Radiator, laminate flooring, staircase rising to the first floor and doors to lounge and dining kitchen.

Lounge
13'6" x 10'8" approx (4.14m x 3.27m approx)
Double glazed bay window to the front with fitted blinds, radiator, laminate flooring and media points.

Dining Kitchen
16'8" x 16'4" approx (5.09m x 5m approx)
The kitchen area is equipped with a matching range of fitted base and wall storage cupboards with marble effect roll top work surfaces incorporating a 1½ bowl sink unit with draining board and central swan neck mixer tap, space for a Range cooker with tiled splashbacks and extractor canopy over, space for an American style fridge freezer, plumbing for a washing machine, boiler cupboard housing the gas central heating combination boiler for central heating and hot water purposes, double glazed window to the side, spotlights to the kitchen area, useful understairs storage cupboard with shelving, also housing the electricity meter, ample space for a dining table and chairs, radiator, matching to the hallway laminate flooring, telephone points and ample power outlets and Georgian style double glazed French doors opening out to the rear garden patio.

First Floor Landing
Doors to all bedrooms and bathroom. Double glazed window to the side, radiator and loft access point with pull down loft ladders to a boarded, insulated and lit loft space.

Bedroom 1
14'0" x 11'4" approx (4.29m x 3.46m approx)
Two double glazed windows to the front, radiator and useful fitted over the stairs storage cupboard with shelving.

Bedroom 2
13'9" x 9'8" approx (4.2m x 2.95m approx)
Double glazed window to the rear overlooking the rear garden, radiator, coving and fitted storage cupboard.

Bedroom 3
12'3" x 10'9" approx (3.74m x 3.3m approx)
Dual aspect room with double glazed windows to the front and rear and two radiators.

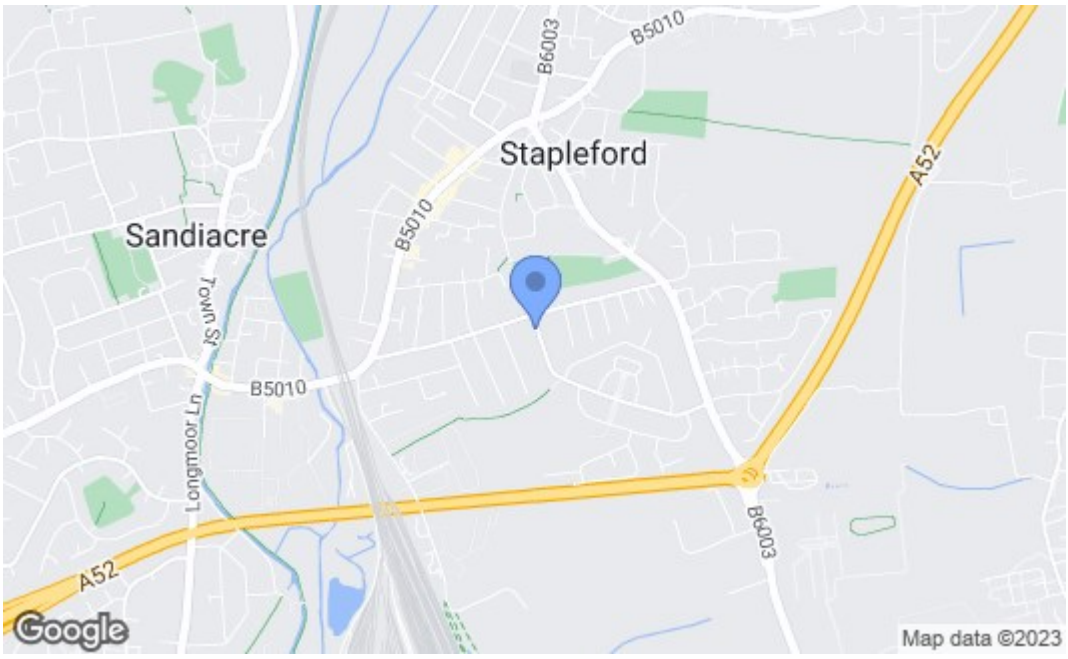
Bathroom
9'8" x 5'9" approx (2.97m x 1.76m approx)
A modern four piece suite comprising of a tiled in bath with central mixer tap and hand held shower attachment, separate tiled and enclosed shower cubicle with dual attachment mains ran shower, push flush w.c. and wash hand basin with mixer tap and storage cupboards beneath. Tiling to the walls and floor, ladder towel radiator, mirror fronted bathroom cabinet, double glazed window to the rear, spotlights and extractor fan.

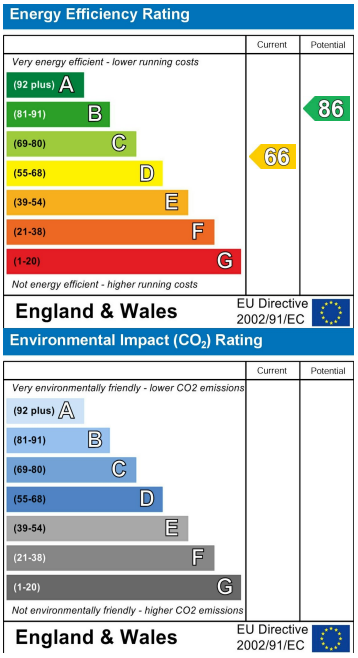
Outside
To the front of the property there is a dwarf brick boundary wall, lowered curb entry point providing access to the driveway/car port and pathway to the front entrance door.

The rear garden expands approximately 120' in length, being West facing enjoying a sunny aspect, benefiting from a good size initial horseshoe shaped patio area, ideal for entertaining, which then leads onto a generous garden lawn with stepping stone pathway which provides access to the foot of the plot. To the foot of the plot there is a further paved patio area, access to a brick built garden room with power and lighting and useful garden shed. The garden is enclosed by timber fencing, predominantly with concrete posts and gravel boards, offering security and privacy. There is a useful coal house with power, external water tap, lighting point and pedestrian access to the front.

Directions
From our Stapleford branch on Derby Road proceed to The Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield School and take a right hand turn onto Brookhill Street. Descend the hill, take a left hand turn onto New Eaton Road where the property can then be found on the right hand side.

Council Tax
Broxtowe Borough Council Band B





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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