Robert Ellis

look no further. . .

Westerlands
Stapleford, Nottingham NG9 7JE

GUIDE PRICE BETWEEN £400,000 AND £425,000. A FOUR BEDROOM DETACHED FAMILY HOME.

£375,000 Freehold

WE ARE PLEASED TO OFFER FOR SALE THIS FOUR BEDROOM DETACHED FAMILY HOME LOCATED IN A PRIME POSITION.

Tucked away on a wedge-shaped plot with views over a green to the front on Westerlands, a highly regarded residential street. The property is situated on a generous garden plot with off-street parking, double garage and private rear gardens which back onto a park and recreation ground.

Ideal for families and commuters alike, has schools for all ages including Fairfield and George Spencer Academies within walking distance. The town centre is within easy reach and the property is a few minutes drive from Bardills island where the park and ride for the Nottingham tram can be found, the A52 for Nottingham/Derby and Junction 25 of the M1 motorway.

Benefitting from central heating served from a combination boiler and double glazing throughout, the accommodation comprises an entrance porch, hallway, lounge/dining room with rear aspects and access to a useful study/snug (great for those looking to work from home). There is a fitted breakfast kitchen and side lobby giving access to the double garage. To the first floor, the landing provides access to four well proportioned bedrooms, bathroom and separate WC.

This property offers great long term potential for families, situated on a generous plot, with the potential to extend in the long term (subject to usual planning permission, etc). As there is a current shortage of such properties, we strongly recommend an early internal viewing to avoid disappointment.

ENTRANCE PORCH
Double glazed window, front entrance door. Door to hallway.

HALLWAY
Stairs to the first floor, doors to lounge, diner and breakfast kitchen.

LOUNGE/DINER
25'1" x 12'4" (7.65 x 3.78)
Two radiators and two double glazed windows and double glazed french door enjoying aspects over the rear garden. Door to study.

STUDY
11'9" x 8'7" (3.60 x 2.63)
A versatile room which would make a great playroom, snug, etc. Radiator, double glazed window to the rear.

BREAKFAST KITCHEN
13'3" x 11'10" (4.06 x 3.62)
Incorporating a fitted range of wall, base and drawers, roll edge work surfacing and inset stainless steel sink unit with single drainer. Gas cooker point, plumbing for a washing machine and appliance space. Walk-in pantry, breakfast bar, radiator, double glazed window to the front. Door to side lobby.

SIDE LOBBY
With door to rear garden and door to garage.

FIRST FLOOR LANDING
Double glazed window, doors to bedrooms, bathroom and separate WC.

BEDROOM ONE
12'4" x 11'10" (3.76 x 3.62)
Built-in wardrobe, radiator, double glazed window to the rear.

BEDROOM TWO
11'5" x 8'6" (3.5 x 2.6)
Radiator, double glazed window to the front.

BEDROOM THREE
12'8" x 6'11" (plus door recess) (3.88 x 2.13 (plus door recess))
Radiator, double glazed window to the rear.

BEDROOM FOUR
6'11" x 7'1" (2.12 x 2.16)
Radiator, double glazed window to the front.

BATHROOM
Incorporating a two piece suite comprising wash hand basin and panel bath with shower over. Cupboard housing Glow Worm gas combination boiler (for central heating and hot water). Radiator, double glazed window.

SEPARATE WC
Housing a low flush WC. Double glazed window.

OUTSIDE
The property is set back from the road with an open plan front garden with lawn sections, ornamental tree with additional shrub beds. A block paved driveway provides off-street parking and leads to the double garage. Gated access at the side of the house leads to the rear garden which is laid mainly to lawn with patio, shrubs and further garden area at the far side of the property.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn right onto Toton Lane. Proceed over the brow of the hill, taking approx 3rd left onto Westerlands. Follow the road along and the property can be found in the left hand corner opposite the green.

Ref: 7724PS

GARAGE
16'8" x 16'0" (5.09 x 4.9)
Electric up and over door, light and power.

AGENT'S NOTES
* We advise any potential purchaser make their own enquiries as to the admission policies of the schools named.

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, 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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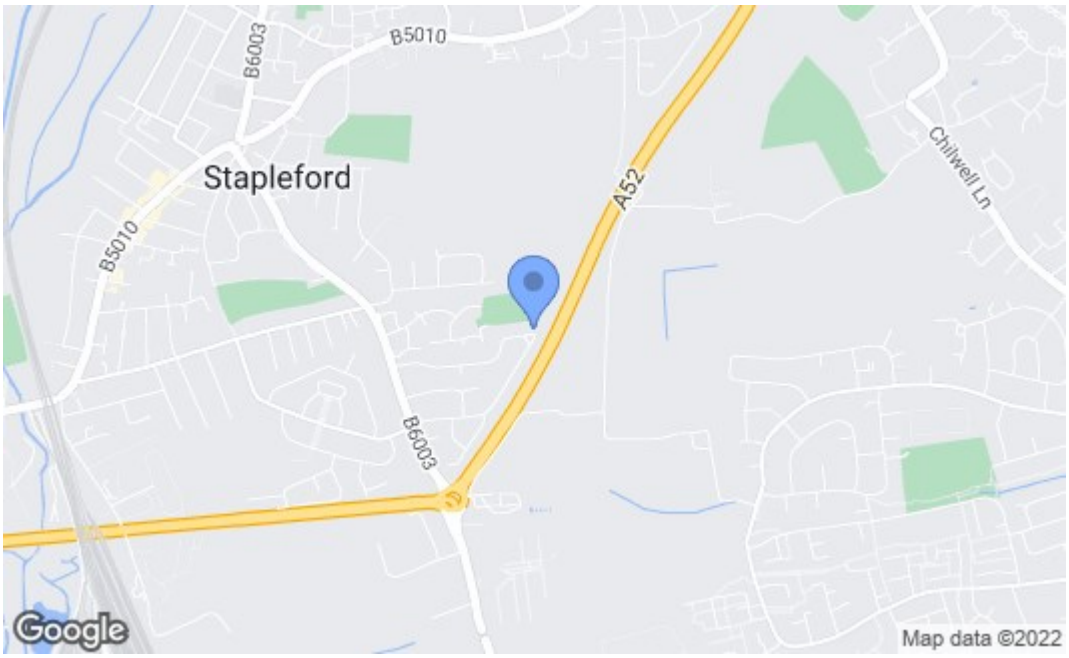

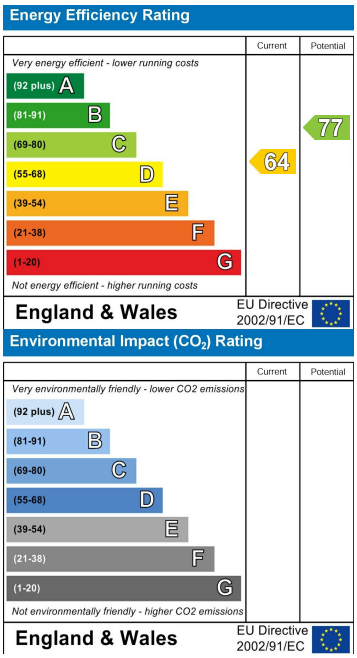

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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