



**Arnside**  
**Stapleford, Nottingham NG9 7EY**

A THREE BEDROOM SEMI DETACHED  
HOUSE

**£230,000 Freehold**





An extended three bedroom semi detached house.

Situated in this prime residential location, the property has the enjoyment of backing onto Archer's Field, an open recreation space. The location is suited for families and commuters alike as schools for all ages are within walking distance including Fairfield and George Spencer Academies\*. For those looking to commute, the A52 is a couple of minute's drive away which links Nottingham and Derby, as well as Junction 25 of the M1 motorway. Also within a couple of minute's drive is the park and ride for the Nottingham express tram linking Nottingham University, Queen's Medical Centre, as well as Nottingham and other destinations.

The property is centrally heated by a combination boiler and double glazed throughout. The accommodation is surprisingly spacious comprising entrance porch, hallway, through lounge/diner and extended fitted kitchen. To the first floor, the landing provides access to three well proportioned bedrooms and family bathroom. There is also a useful attic space.

Off-street parking is provided at the front and there is a driveway running along the side of the property to a single brick built garage. The rear gardens compliment the property with patio and lawn, and backing onto open space.

The property is available with NO UPWARD CHAIN.

Whilst requiring some improvement internally, the property offers fantastic potential to make into a long term family home.



## ENTRANCE PORCH

Double glazed window and front entrance door. Further double glazed window and door leading to the hallway.

## HALLWAY

Radiator, stairs to the first floor.

## LOUNGE/DINER

23'3" x 11'11" reducing to 9'11" (7.11 x 3.65 reducing to 3.04)

Two radiators, double glazed window to the front, double glazed patio door to the rear.

## KITCHEN

16'10" x 7'10" (5.14 x 2.41)

Range of fitted wall, base and drawer units, with work surfacing and stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine, further appliance space. Walk-in pantry and cupboard housing a gas combination boiler (for central heating and hot water). Double glazed window and door to rear.

## FIRST FLOOR LANDING

Double glazed window. Doors to the bedrooms, bathroom and access to an inner lobby with stairs leading to the attic space.

## BEDROOM ONE

12'4" x 11'8" (3.76 x 3.57)

Fitted wardrobes, radiator, double glazed window to the front.

## BEDROOM TWO

14'4" x 7'9" (4.37 x 2.38)

Radiator, double glazed windows to the side and rear.

## BEDROOM THREE

9'10" x 6'5" (3.01 x 1.98)

Radiator, double glazed window to the rear.

## BATHROOM

Three piece suite comprising wash hand basin, low flush WC, bath with central mixer tap and electric shower over. Heated towel rail, built-in linen cupboard, double glazed window.

## ATTIC SPACE

18'3" x 9'8" (5.57 x 2.96)

Velux double glazed roof light. Eaves storage space. This attic space is accessed from a dog-leg staircase leading from the enclosed inner lobby off the landing. We believe this conversion was carried out in the 1980's, however there is no documentation to support the conversion.

## OUTSIDE

The property is set back from the road with a walled and fenced in front garden. The paved driveway provides off-street parking with wrought iron gates. The driveway leads down the side of the property to a detached brick built garage. The rear gardens are enclosed with a patio area beyond the patio doors which lead out onto the main garden which is laid to lawn, flanked with shrub borders with an area behind the garage. The rear boundary backs onto Archer's Field.

## \*AGENTS NOTE

\* We recommend any intending purchaser makes their own enquiries as to the current admission policies of the schools named.





Robert Ellis

ESTATE AGENTS

GROUND FLOOR

523 sq.ft. (48.4 sq.m.) approx.

1ST FLOOR

504 sq.ft. (46.8 sq.m.) approx.

2ND FLOOR

188 sq.ft. (17.3 sq.m.) approx.

PORCH

UP

HALLWAY

STORE

KITCHEN

KITCHEN

LOUNGE/DINER

BATHROOM

DOWN

LANDING

DOWN

DOWN

DOWN

BEDROOM

BEDROOM

BEDROOM

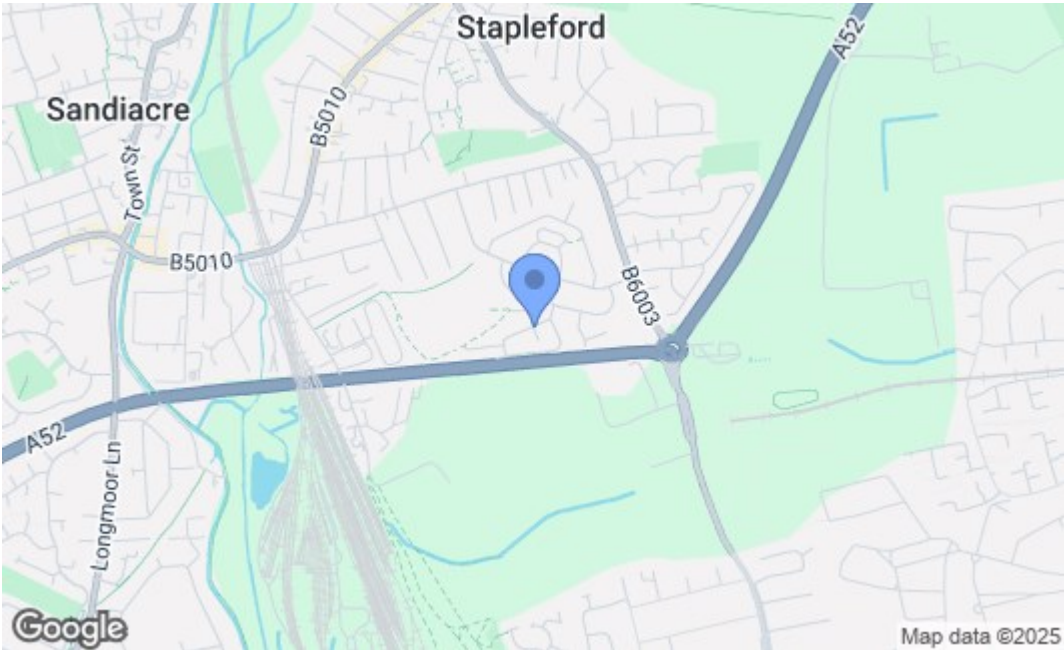
STORAGE

ATTIC SPACE

TOTAL FLOOR AREA - 1213 sq.ft. (112.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other areas 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		
(81-91) B		
(69-80) C		
(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 <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		

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