Robert Ellis

look no further. . .

Edward Street
Stapleford, Nottingham NG9 8FH

A BEAUTIFULLY RENOVATED AND REFURBISHED DOUBLE FRONTED THREE BEDROOM SEMI DETACHED HOUSE.

Offers Over £250,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS BEAUTIFULLY RENOVATED AND REFURBISHED DOUBLE FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS TOWN CENTRE LOCATION.

With accommodation over two floors, the ground floor comprises welcoming entrance hallway, living room, bay fronted dining area and re-fitted kitchen. The first floor landing then provides access to three bedrooms and a newly fitted bathroom suite.

Other benefits to the property include gas fired central heating from combi boiler, double glazing, block paved driveway providing off-street parking, detached garage and generous gardens to the rear.

The property sits within this favoured town centre location within a stone's throw of the shops, services and amenities along the high street. There is a also easy access to good nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust.

There is also easy access to good road networks and transport links such as the A52 for Nottingham/Derby, the i4 bus route, Nottingham Electric Tram terminus situated at Bardills roundabout and Junction 25 of the M1 motorway.

We believe that the property would make an ideal first time buy or young family home and is certainly in a 'ready to move into' condition. We highly recommend an internal viewing.

ENTRANCE HALL
6'10" x 5'4" (2.09 x 1.65)
uPVC panel and double glazed centralised front entrance door with double glazed windows to either side of the door, radiator, staircase rising to the first floor, feature tiled floor and doors to living room and dining area.

LOUNGE
13'9" x 11'11" (4.21 x 3.64)
A dual aspect room and double glazed windows to both the front and rear, radiator, TV point, chimney breast with decorative tiled inserts and oak panel doors back to the hallway and through to the kitchen.

DINING AREA
12'10" x 10'4" (3.93 x 3.15)
Double glazed bay window to the front, radiator, laminate flooring, chimney breast with tiled insert and decorative brick behind, opening through to the newly fitted kitchen area.

KITCHEN
14'4" x 6'9" (4.39 x 2.08)
The kitchen comprises a matching range of fitted base and wall storage cupboards with marble effect square edge work surfacing incorporating counter-level four ring gas hob with extractor over and oven beneath, and feature tiled splashbacks, counter-level single sink and draining board with central swan-neck mixer tap and (matching to the worktop) splashboards, integrated fridge, plumbing for washing machine, two double glazed windows to the rear, spotlights, (matching to the dining area) laminate flooring, uPVC panel and double glazed exit door to the garden, oak panel door to understairs storage pantry with a continuation of the laminate flooring.

FIRST FLOOR LANDING
Useful deep seating or study area with double glazed window to the rear overlooking the rear garden, loft access point and oak panel doors providing access to three bedrooms and bathroom.

BEDROOM ONE
12'1" x 10'11" (3.69 x 3.35)
Double glazed window to the front, radiator and opening through to the walk-in wardrobe area.

WALK-IN WARDROBE
4'10" x 4'9" (1.49 x 1.47)
With lighting point.

BEDROOM TWO
11'2" x 7'7" (3.41 x 2.33)
Double glazed window to the front, radiator and boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

BEDROOM THREE
7'10" x 6'4" (2.40 x 1.94)
Double glazed window to the rear and radiator.

BATHROOM
11'10" x 4'11" (3.62 x 1.52)
Modern three piece suite comprising panel bath with central mixer tap and mains shower over with glass shower screen, wall hung wash hand basin with mixer tap, decorative tiled splashbacks and storage cabinet beneath, and push flush WC. Double glazed windows to the side and rear, tiled splashbacks and tiled floor, chrome heated ladder towel radiator and spotlights.

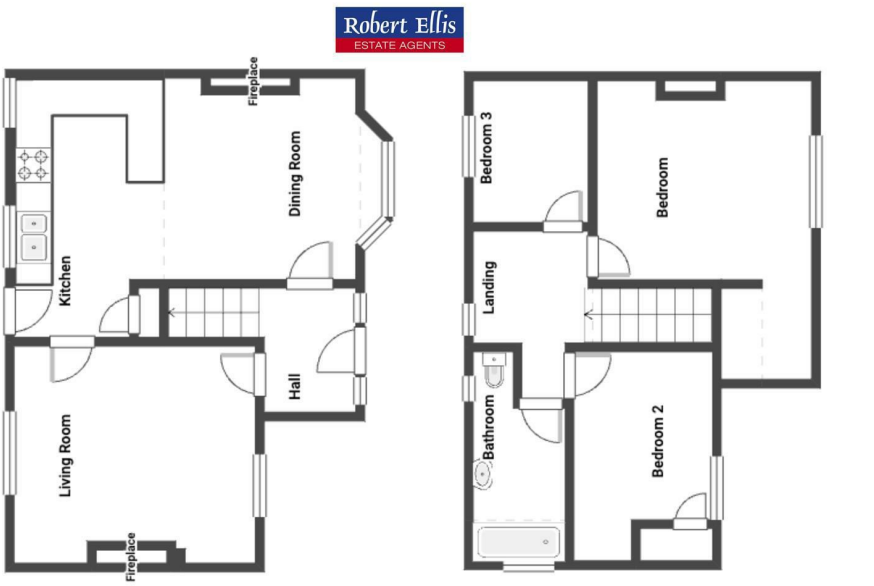
OUTSIDE
To the front and side of the property there is a block paved driveway providing ample off-street parking for several cars. The block paving then provides access to the front entrance door and then down the left hand side of the property towards the garage.

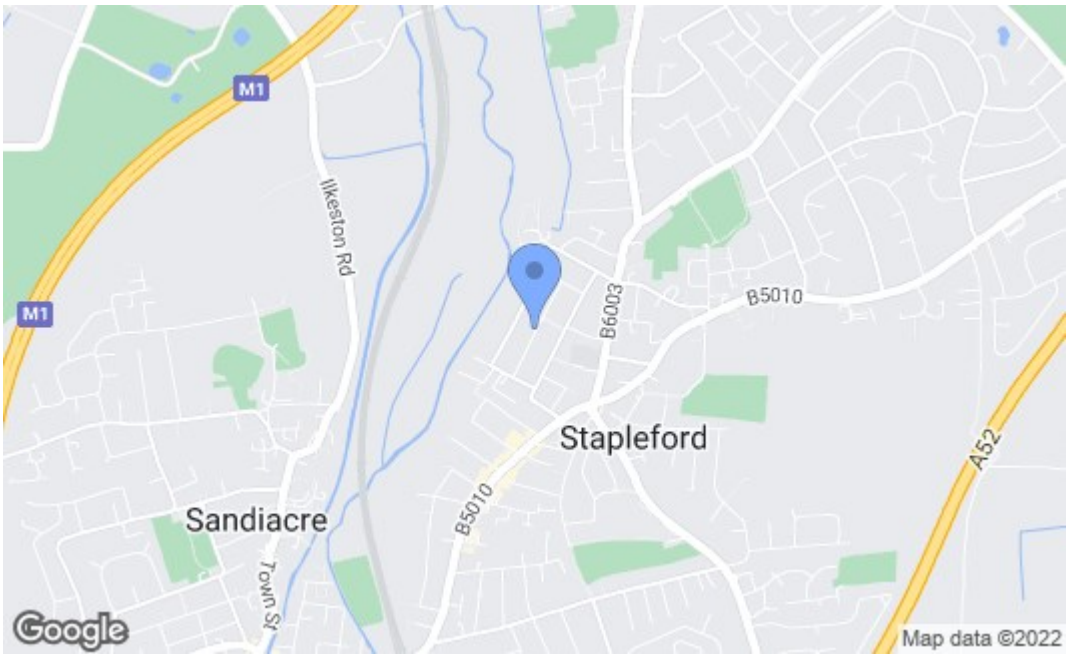
REAR GARDEN
Of a good proportion split into two separate lawn sections via a central pathway and paved seating area (ideal for entertaining). Pedestrian access to the driveway and within the garden there are two good size useful timber storage sheds.

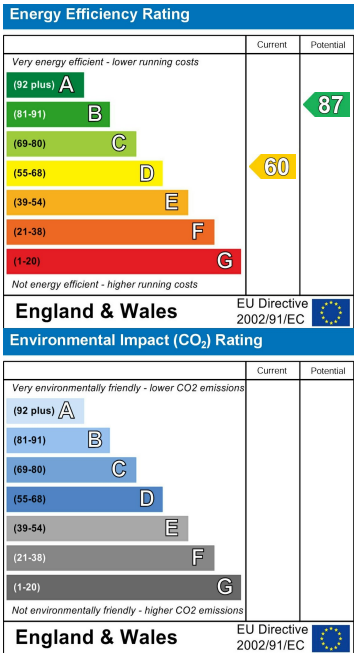
DETACHED GARAGE
With up and over door to the front, pitched roof, personal access door and window to the side.

DIRECTIONAL NOTE
From our Stapleford Branch, turn immediately right onto Warren Avenue and follow the bend in the road around before taking the first left (back onto Warren Avenue). Take the first right onto Edward Street and the property can be found a little further along on the left hand side identified by our For Sale board.

Ref: 7696NH







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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044