Robert Ellis

look no further...

A THREE BEDROOM END TOWN HOUSE.

Thorpe Close
Stapleford, Nottingham NG9 8FB

£190,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

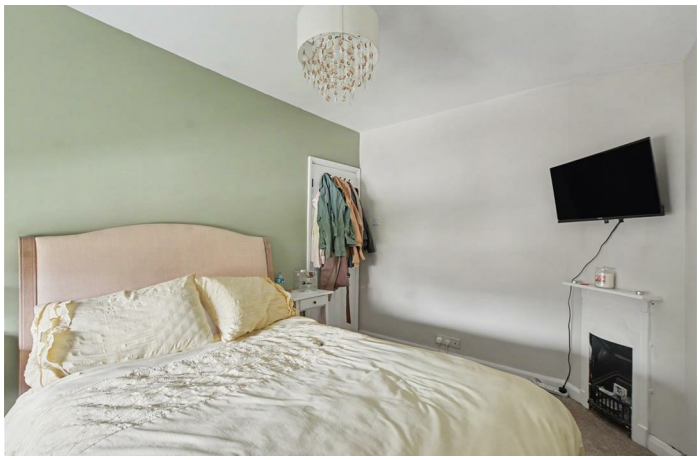
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS THREE BEDROOM END TOWN HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL CUL DE SAC WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance hall, staircase rising to the first floor, living room and dining kitchen. The first floor landing provides access to three bedrooms and a modern (recently replaced) three piece bathroom suite.

The property also benefits from a re-covered roof, gas fired central heating from a combination boiler, uPVC double glazing, spacious open plan dining kitchen, externally accessed WC and an enclosed rear garden incorporating a recently re-laid full width rear patio.

The property sits favourably in this quiet residential cul de sac within walking distance of the shops, services and amenities in Stapleford town centre. There is also easy access to a vast array of schooling for all ages and good transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the i4 bus service and the Nottingham express tram terminus situated at Bardills roundabout.

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



ENTRANCE HALL
6'8" x 3'4" (2.04 x 1.04)
uPVC panel and double glazed front entrance door, radiator, stairs rising to the first floor, laminate flooring. Door to living room.

LIVING ROOM
11'3" x 11'0" (3.43 x 3.37)
Double glazed window to the front (with fitted shutters), radiator, media points, wall light fittings, picture rail, coving, laminate flooring, feature Adam-style fire surround incorporating coal effect fire. Door to kitchen.

DINING KITCHEN
14'1" x 12'3" (4.30 x 3.74)
The kitchen comprises a range of matching fitted base and wall storage cupboards and drawers, with roll top work surfacing incorporating inset single sink and drainer with mixer tap and tiled splashbacks. Fitted four ring hob with extractor over and oven beneath, plumbing for washing machine and space for tumble dryer, radiator, tiled floor, uPVC panel and double glazed door to the rear garden, uPVC double glazed window to the rear, useful understairs storage pantry, wall mounted gas fired combination boiler (for central heating and hot water).

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Dado rail and decorative wood spindle balustrade. Loft access with pull-down loft ladder to a boarded, lit and insulated loft space.

BEDROOM ONE
11'2" x 9'0" (3.42 x 2.76)
Double glazed window to the front (with fitted shutters) offering views of the field located at the end of the road, radiator, original fireplace with decorative tiled hearth and exposed brickwork.

BEDROOM TWO
12'3" x 8'5" (3.74 x 2.59)
Double glazed window to the rear overlooking the rear garden and field beyond, radiator, original fireplace.

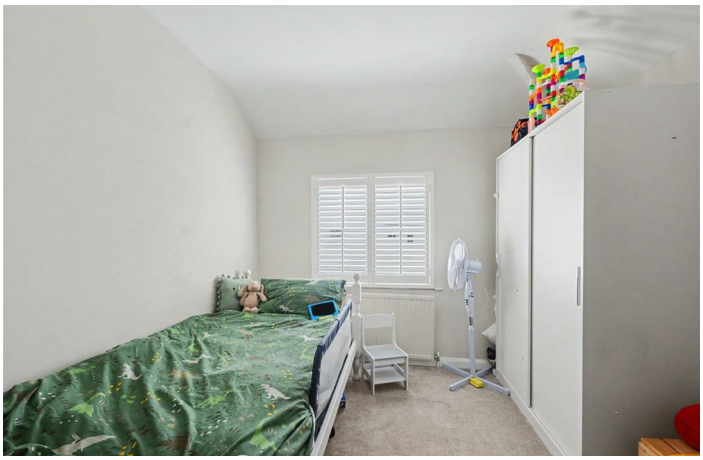
BEDROOOM THREE
9'4" x 4'11" (2.87 x 1.50)
Double glazed window to the rear (with fitted blinds), radiator, wall mounted electricity meters.

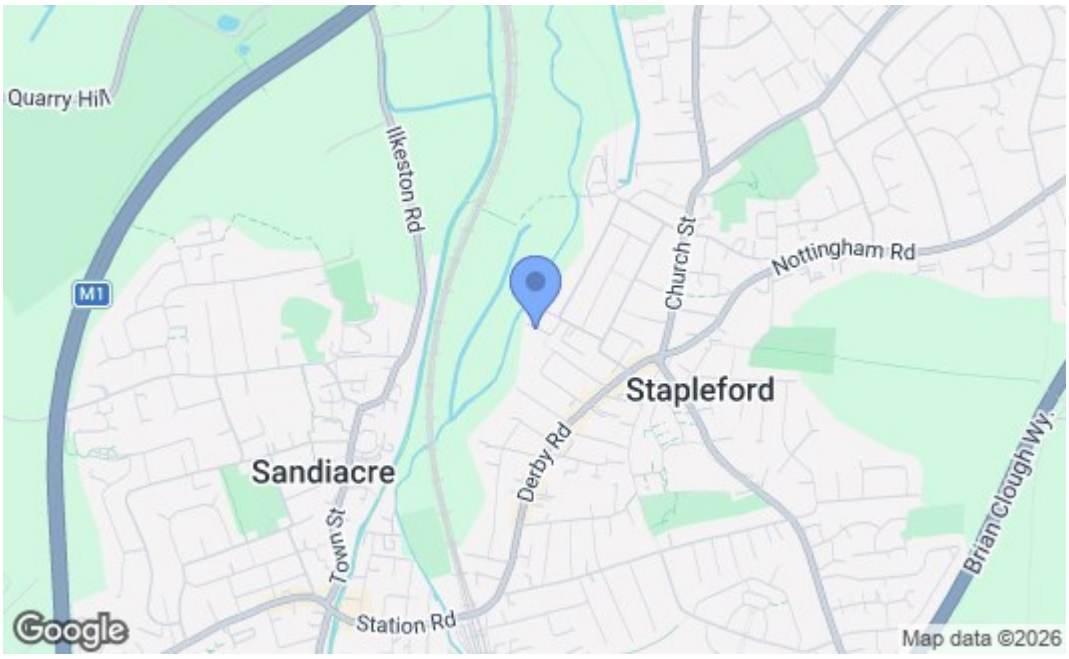
BATHROOM
7'1" x 4'9" (2.17 x 1.46)
Modern and recently installed white three piece suite comprising a panel bath with mixer tap and mains shower over, dual system push flush WC with wash hand basin and mixer tap above. Decorative tiling to the walls, double glazed window to the front, chrome ladder towel radiator, wall mounted bathroom cabinet, panelled ceiling with spotlights.

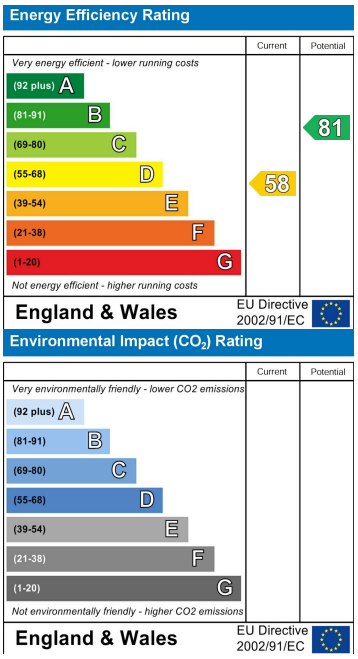
OUTSIDE
To the front, there is a pathway providing access to the front entrance door and a garden with timber fencing with concrete posts and gravel boards with curved arch panels. The front is predominantly paved with decorative chippings and side access leads into the rear garden. The rear garden is enclosed predominantly by timber fencing with concrete posts and gravel boards, an initial paved patio area (ideal for entertaining) leading on the lawn. To the rear of the plot, there is a full width (recently laid) patio space. The garden benefits from an external lighting point and water tap. A uPVC door provides access to the external WC.

OUTSIDE WC
Accessed from the garden via a uPVC door with a low flush WC and tiled floor.

DIRECTIONS
From our Stapleford Branch on Derby Road, turn immediately right onto Warren Avenue and follow the bend to the right before taking a left turn onto Warren Avenue. Take the next left onto Shanklin Drive and then the first right onto Thorpe Close. The property can be found on the right hand side, identified by our For Sale board.







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