Robert Ellis

look no further...







9 Melbourne Road
Stapleford, Nottingham NG9 8LQ

A SPACIOUS THREE DOUBLE BEDROOM PLUS TWO RECEPTION END TOWN HOUSE

£139,950 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS SPACIOUS THREE DOUBLE BEDROOM, TWO RECEPTION ROOM END TOWN HOUSE, WITH THE BENEFIT OF A GENEROUSLY SIZED, FAMILY ORIENTATED REAR GARDEN.

Benefits to the property include gas fired central heating from a combi boiler, UPVC double glazed windows, fitted kitchen with integrated appliances, including oven, hob, extractor and dishwasher.

The internal accommodation comprises entrance hall with additional useful side hallway with door to kitchen, living room, dining room and kitchen to the ground floor. The first floor landing then provides access to three well proportioned bedrooms, all capable of being doubles, two piece family bathroom and separate w.c.

The property is set back from the road with the front garden being laid to lawn and the 'L' shaped generous and enclosed rear garden is laid mainly to lawn with patio area, ideal for families.

The property is close to the local bus route, as well as good road networks giving access to the surrounding areas of Stapleford, Ilkeston and Beeston and the cities of Nottingham and Derby via the A52. There is also easy access to junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardill's roundabout.

The property would make a fantastic family home or a great first time purchase and due to the current shortage of three bedroom family homes in the area we highly recommend an internal viewing.





ENTRANCE HALL
7'4" x 3'6" (2.24 x 1.07)
Composite and double glazed front entrance door, stairs to first floor, door to lounge, laminate flooring, coving and opening to:

SIDE HALLWAY
7'8" x 4'7" (2.36 x 1.42)
Radiator, understairs storage cupboard, laminate flooring and door to kitchen.

LOUNGE
12'5" x 11'1" (3.8 x 3.38)
Radiator, double glazed window to the front, t.v., telephone and internet points, coving and doors to dining room and hallway.

DINING ROOM
9'3" x 8'11" (2.83 x 2.73)
Radiator, double glazed patio doors opening out to the rear garden, vinyl flooring, coving and doors to kitchen and lounge.

KITCHEN
9'3" x 7'7" (2.82 x 2.32)
Incorporating a range of modern fitted wall, base and drawer units with roll edge work surfacing and inset stainless steel sink unit with single drainer and swan-neck mixer tap. Built-in electric oven, gas hob with extractor hood over, integrated dishwasher, plumbing for washing machine, space for tumble dryer and full height, larger than average fridge/freezer. Radiator, double glazed window to the rear and spotlights.

FIRST FLOOR LANDING
Doors to all three bedrooms, bathroom and separate w.c. Store cupboard and access to the loft space which is partially boarded, insulated and lit.

BEDROOM 1
12'6" x 12'9" (3.82 x 3.9)
Radiator, double glazed window to the front, coving and t.v. point.

BEDROOM 2
12'8" (max) x 11'7"(max) (3.88 (max) x 3.54(max))
This 'L' shaped room is capable of taking a double bed, with radiator, double glazed window to the front, coving and t.v. point.

BEDROOM 3
10'1" x 9'3" (3.09 x 2.84)
Radiator, double glazed window to the rear, coving and boiler cupboard housing the gas fired central heating combination boiler (for central heating and hot water.

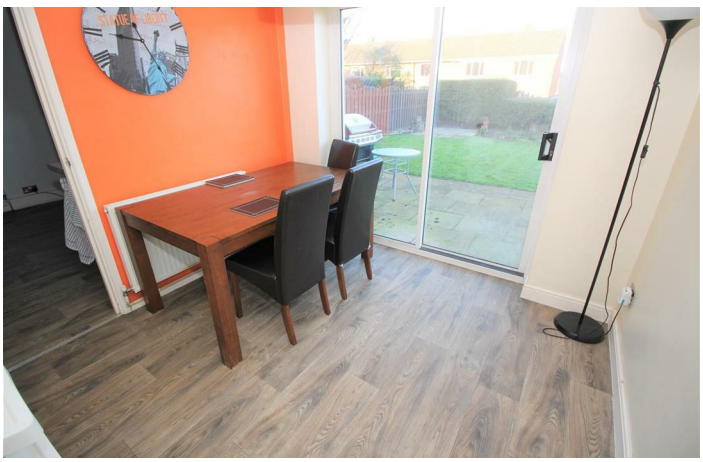
BATHROOM
8'3" x 7'3" (2.54 x 2.22)
Incorporating a modern two piece white suite comprising pedestal wash hand basin and twin end panel bath with mixer shower attachment and electric shower over. Folding glass screen, chrome heated towel rail, part tiled walls and double glazed window to the rear.

SEPARATE W.C.
6'3" x 5'3" (1.92 x 1.62)
Housing a low flush suite with double glazed window and coving.

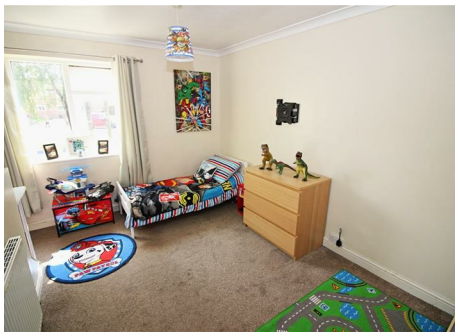
OUTSIDE
To the front is an open plan garden laid to lawn with some shrub beds. There is a gated passageway with further gates leading to the enclosed rear garden. The generous and enclosed rear garden is laid mainly to lawn with paved patio area. There is an attached brick built store, outside light and water tap.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road proceed to the Roach traffic lights turning left onto Church Street. Follow the road as it becomes Pasture Road and proceed in the direction of Trowell. At the mini traffic island turn right onto Ilkeston Road and take the next right onto Melbourne Road. Follow the bend in the road around to the left and the property can be found set back from the road on the left hand side identified by our For Sale board.

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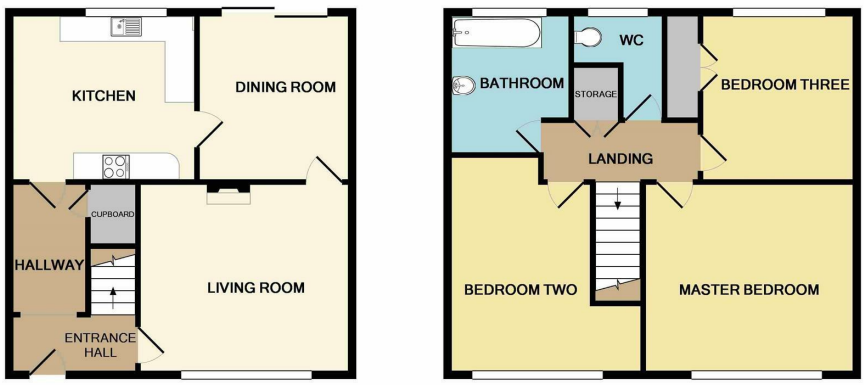










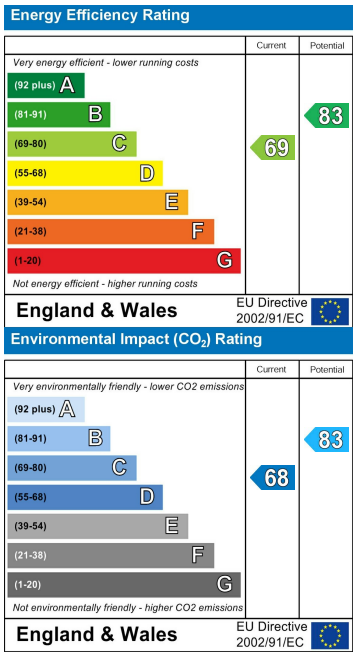


GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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