Robert Ellis

look no further. . .

Peatfield Court
Stapleford, Nottingham NG9 8HD

A 50% SHARED OWNERSHIP TWO BEDROOM SEMI DETACHED HOUSE.

50% Shared Ownership

If you are struggling to get on the property market then this surprisingly spacious two double bedroom semi detached house which is offered for sale on a 50% shared ownership scheme may be ideal for you.

Built in 2015, this modern property benefits from gas fired central heating served from a combination boiler, double glazed windows and the accommodation comprises entrance hall, cloakroom/WC, living room and generous open plan dining kitchen to the ground floor. To the first floor, the landing provides access to two bedrooms and family bathroom.

The property is situated on a generous garden plot with off-street parking for two vehicles in tandem and "L" shaped rear gardens which offer a blank canvas and ideal for the incoming buyer to landscape to their own design.

The property is situated in this popular residential suburb, within walking distance of the local junior school, regular bus service and easy reach of Stapleford town centre where there is a variety of shops and facilities. For those looking to commute further afield, the A52 is close by linking Nottingham and Derby, as well as Junction 25 of the M1 motorway.

Shared ownership schemes are a fantastic way to enable home ownership for a variety of buyers with rent being paid on the proportion not owned*.

For more information about purchasing this property and to view, please contact the Stapleford Branch of Robert Ellis.

ENTRANCE HALL
Double glazed front entrance door, stairs to the first floor, radiator.

CLOAKS/WC
Incorporating a two piece suite comprising wash hand basin and low flush WC. Radiator, double glazed window.

LIVING ROOM
14'2" x 12'2" reducing to 7'1" (4.34 x 3.73 reducing to 2.18)
An spacious, irregular shaped room with radiators, double glazed windows to the front and rear.

DINING KITCHEN
14'2" x 9'7" (4.33 x 2.93)
A spacious room with kitchen area comprising a range of wall, base and drawer units with work surfacing and inset sink unit with single drainer. Built-in electric oven with extractor hood over. Cupboard housing gas combination boiler (for central heating and hot water). Plumbing for washing machine, table and chair space, double glazed window to the front, double glazed window and door to the rear garden.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

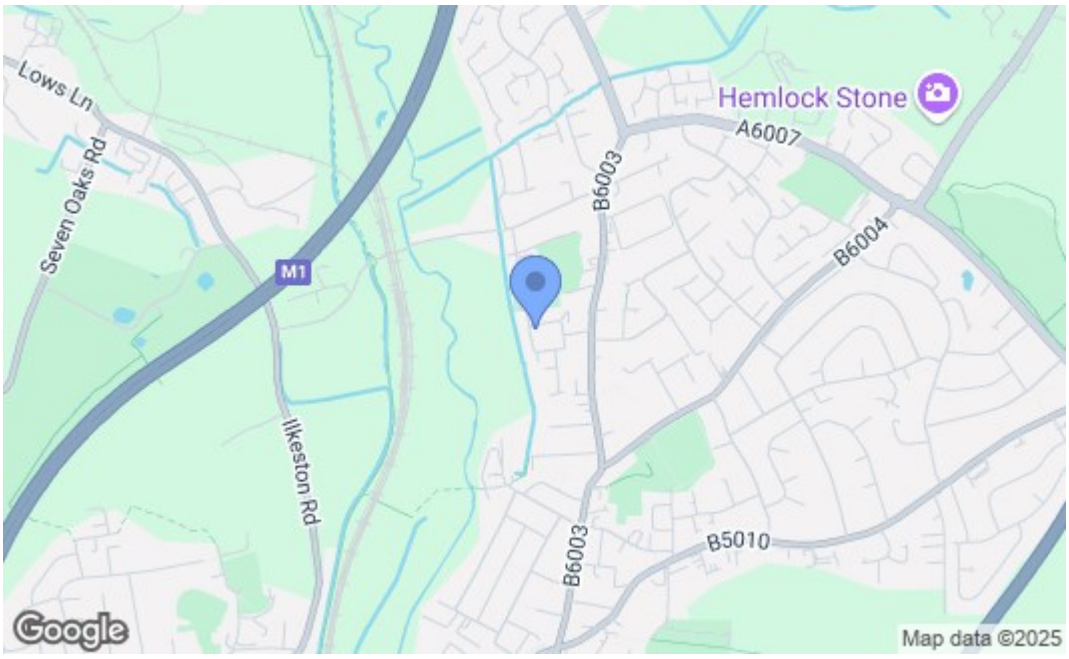
BEDROOM ONE
14'3" x 10'9" (4.36 x 3.29)
Overstairs store cupboard, radiator, double glazed windows to the front and rear.

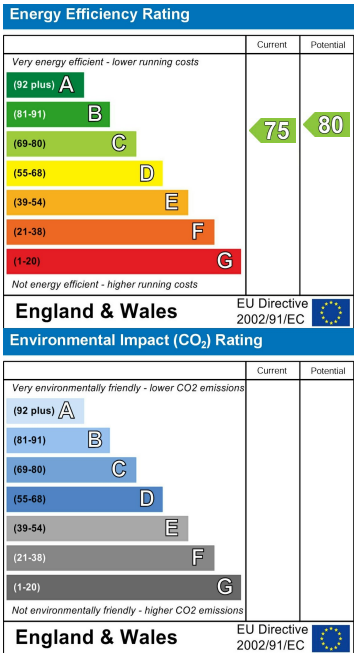
BEDROOM TWO
14'2" x 9'2" reducing to 7'0" (4.34 x 2.8 reducing to 2.14)
Radiator, double glazed windows to the front and rear.

BATHROOM
6'7" x 6'2" (2.01 x 1.90)
Three piece suite comprising wash hand basin, low flush WC, bath with shower over. Partially tiled walls, radiator, double glazed window.

OUTSIDE
To the front there is an open plan garden laid to lawn. There is a driveway at the side of the house providing off-street parking for two vehicles in tandem and a gate leads to the rear garden. The "L" shaped rear garden is of a generous size with some gravel areas, offering a blank canvas for the incoming buyer to landscape to their own design.

* SHARED OWNERSHIP
* The property is being purchased on a 50% shared ownership scheme. Rent is paid to the Housing Association for the proportion not owned. This is currently £231.50 PCM and includes a service charge. A shared ownership is suitable for many but criteria will need to be met and further information is available on request.





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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