Robert Ellis

look no further. . .

Blake Road

Stapleford, Nottingham NG9 7HN

A WESTERMAN HOMES CONSTRUCTED
MID 1960'S CORNER POSITION
TWO/THREE BEDROOM CHALET STYLE
DETACHED HOUSE.

£290,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS MID 1960'S WESTERMAN HOMES CONSTRUCTED TWO/THREE BEDROOM CORNER POSITION CHALET STYLE DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors comprising side entrance hallway, full width living/dining room to the front, kitchen, ground floor bedroom/dining room and shower room to the ground floor. The first floor landing then provides access to two double bedrooms, as well as an additional first floor WC.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking with two separate independently accessed driveways, as well as two detached single garages.

Sitting on a generous overall corner plot on the corner of Blake Road backing onto local farmland. The property offers adaptable accommodation over two floors with the flexibility of either two/three bedrooms with toilet facilities on both levels.

The property has been extremely well maintained over many years and offers fantastic far reaching views from both the ground and first floor over towards Cloudside Farm in Sandiacre.

The property is also situated within close proximity of excellent nearby schooling for all ages. There is also easy access to the shops and services in Stapleford town centre. For those needing to commute, there are great transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property will suit a variety of different buyers and would highly encourage an internal viewing to appreciate the differences with the two detached garages, two separate driveways, as well as the overall corner plot.

ENTRANCE HALL
12'4" x 6'1" (3.78 x 1.86)
uPVC panel and double glazed side entrance door with decorative archway design, double glazed window to the side of the door. Staircase rising to the first floor with useful understairs storage cupboard, radiator, wall light point. Doors to living room, kitchen, ground floor bedroom/dining room and shower room.

LIVING ROOM
20'5" x 12'11" (6.24 x 3.95)
Double glazed window to the front (with fitted blinds) making the most of the far reaching views beyond, two radiators, decorative coving, wall light points, media points, ample space for dining table and chairs.

KITCHEN
12'4" x 8'11" (3.78 x 2.74)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with roll top work surfaces incorporating single sink and draining board with central mixer tap. Tiled splashbacks, fitted four ring induction hob with extractor over, in-built kitchen appliances including fridge, freezer, washing machine and dishwasher, as well as a fitted eye-level double oven. Under-cabinet lighting, vertical radiator, tiled floor, double glazed window to the rear (with fitted roller blind), uPVC panel and double glazed rear exit door to the garden, internal door to the hallway.

GROUND FLOOR BEDROOM/DINING ROOM
12'7" x 10'10" (3.84 x 3.31)
Double glazed French doors opening out to the rear garden patio, radiator, wall light points.

SHOWER ROOM
9'3" x 6'0" (2.82 x 1.84)
Three piece suite comprising tiled and enclosed corner shower cubicle with mains shower, push flush WC, wash hand basin with mixer tap. Partial wall tiling, double glazed window to the side (with fitted blinds), radiator, additional chrome ladder towel radiator, extractor fan, wall mounted Dimplex fan.

FIRST FLOOR LANDING
Doors to both double bedrooms, loft access point, eaves storage access, further door to WC.

FIRST FLOOR WC
Two piece suite comprising push flush WC, wash hand basin with mixer tap and tile splashback. Wall mounted gas fired combination boiler (for central heating and hot water purposes), fixed storage, extractor fan.

BEDROOM ONE (FRONT)
12'11" x 11'6" (3.95 x 3.52)
Double glazed window to the front (with fitted blinds) with fantastic far reaching views over towards Sandiacre and beyond, radiator, dual eaves storage access, loft access point, fitted double wardrobe.

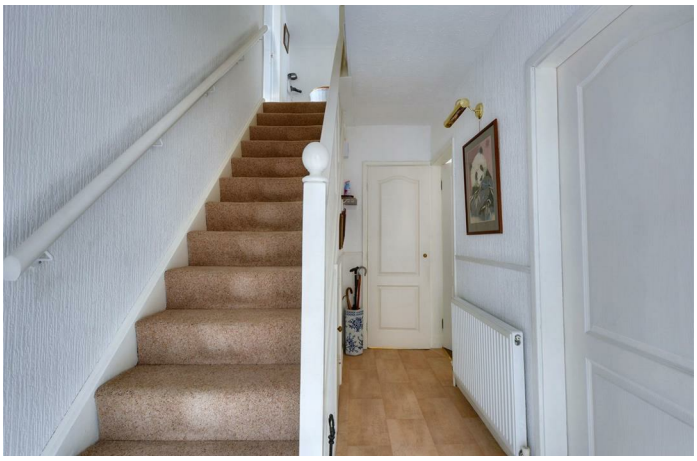
BEDROOM TWO
11'10" x 11'7" (3.61 x 3.55)
Double glazed window to the rear (with fitted blinds), radiator, dual eaves storage access, TV point, loft access point, fitted double wardrobe.

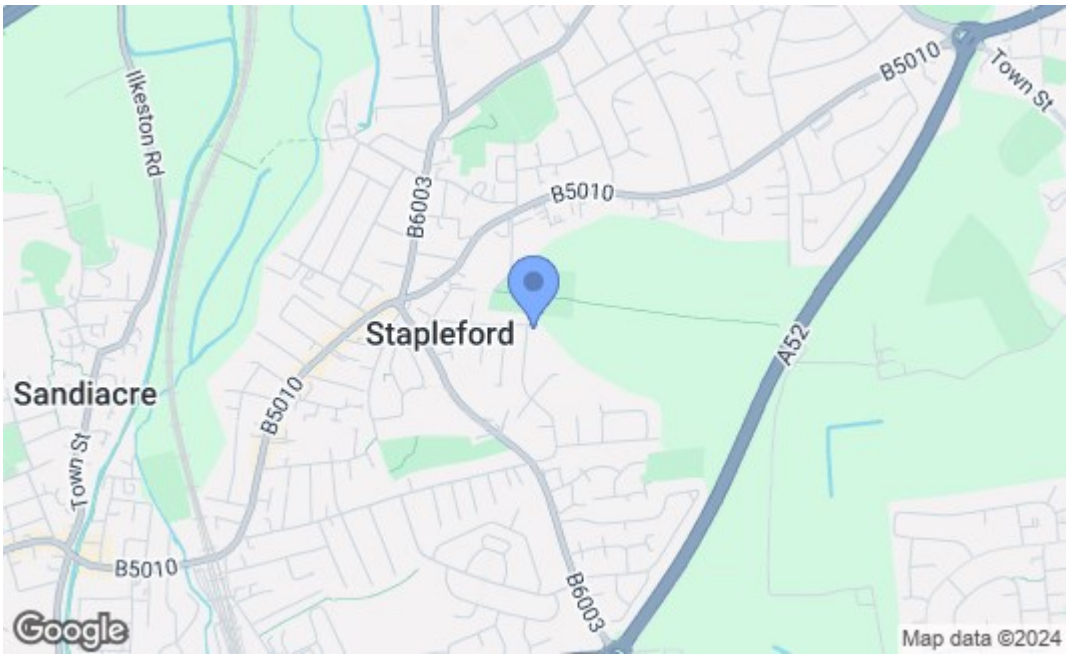
OUTSIDE
The property has gardens to the front, side and rear. To the front of the property there is a shaped garden lawn and planted rockery housing a well stocked flower border housing a variety of mature bushes, shrubs and plants. There is a paved pathway which then provides access to the side driveway to one side and the side garden to the other. The side garden to the left (when facing the property) has a lawn with a continuation of the well stocked borders housing a further variety of specimen bushes, shrubs and plants. Gated pedestrian access then leads onto the block paved rear driveway. The right hand side driveway (accessed from Blake Road) continues all the way down the side of the property beyond double wrought iron gates and, in turn, leads to the detached garage via up and over door. To the rear of the property there is a secondary level access block paved driveway with lowered kerb entry access (from the top of Windsor Street) providing further off-street parking for three/four vehicles. This then leads to the second detached garage via electrically operated garage door. Beyond the side block paved driveway there is a further wrought iron pedestrian gate which leads into the courtyard style rear garden which offers a continuation of the block paving from the side driveway, door access via a uPVC door into both of the garages individually, outside water tap, security lighting points, power sockets. The wrought iron gate then leads to an additional side driveway leading back to the front.

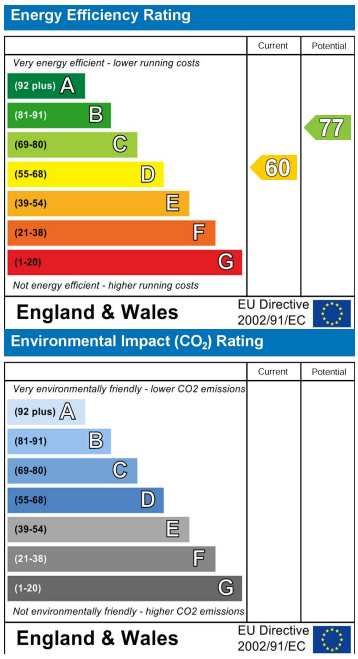
DETACHED GARAGE ONE
17'7" x 8'2" (5.36 x 2.49)
Electrically operated up and over door to the front, uPVC personal access door to the side, double glazed side window, power and lighting points.

DETACHED GARAGE TWO
16'11" x 7'9" (5.16 x 2.38)
Up and over door to the front, personal access uPVC door to the side, power and lighting points.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue up and over the brow of the hill, passing the entrance to Fairfield School and take a left hand turn onto Blake Road. Follow the road all the way along where it joins with Windsor Street and the property can be found on the right hand side, identified by our For Sale board. Please note: the rear driveway is accessed from the top of Windsor Street.







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.