Robert Ellis

look no further. . .

Silverdale

Stapleford, Nottingham NG9 7EX

A THREE BEDROOM DETACHED FAMILY HOUSE.

£250,000 Freehold

A THREE BEDROOM DETACHED FAMILY HOUSE.

Robert Ellis are delighted to bring to the market this well presented three bedroom detached family house positioned in this popular and established residential location.

With accommodation over two floors comprising : entrance hall, through lounge diner and kitchen to the ground floor. The first floor landing then provides access to three bedrooms and a three piece shower room.

Other benefits to the property include : gas fired central heating, double glazing, off-street parking, detached garage to the rear and front and rear gardens.

The property sits favourably within a popular catchment location within easy access of George Spencer Academy Trust. There is also easy access to the nearby junior schools of William Lilley and Fairfield Academy Trust. For those needing to commute, there is also good access links to the A52 for Nottingham and Derby, Junction 25 of the M1 Motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

There is also easy access to a good array of nearby shops and services within Stapleford town centre, as well as open countryside walks and parks such as Queen Elizabeth and Archers Field.

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

ENTRANCE HALL
12'8" x 6'0" (3.88 x 1.83)
uPVC panel and double glazed front entrance door with double glazed window to the side of the door, tiled floor, staircase rising to the first floor and radiator. Doors to living room and kitchen.

THROUGH LOUNGE DINER
24'9" x 11'9" (7.55 x 3.60)
A dual aspect room with double glazed window to the front with fitted blinds and sliding double glazed patio door to the rear opening out to the rear garden also with fitted blinds, laminate flooring, coving, radiator, inset coal effect fire, ample space for dining table and chairs.

KITCHEN
10'4" x 8'6" (3.15 x 2.60)
The kitchen is equipped with matching range of fitted base and wall storage cupboards with rolled top work surfaces incorporating single sink and draining board with central swan neck mixer tap. Fitted eye level oven and microwave, counter level four ring hob with extractor over and plumbing for washing machine. Space for slimline dishwasher if required, tiled floor, uPVC panel and double glazed exit door to driveway and useful understairs pantry cupboard.

FIRST FLOOR LANDING
Doors to all bedrooms and shower room, double glazed window to the side, access to the loft space via fold away wooden ladders to a boarded, lit, floored and insulated loft space.

BEDROOM ONE
12'11" x 11'7" (3.96 x 3.54)
Double glazed window to the front and radiator.

BEDROOM TWO
10'11" x 9'10" (3.35 x 3.01)
Double glazed window to the rear with fitted blinds and radiator.

BEDROOM THREE
8'2" x 8'0" (2.49 x 2.44)
Double glazed window to the rear and radiator.

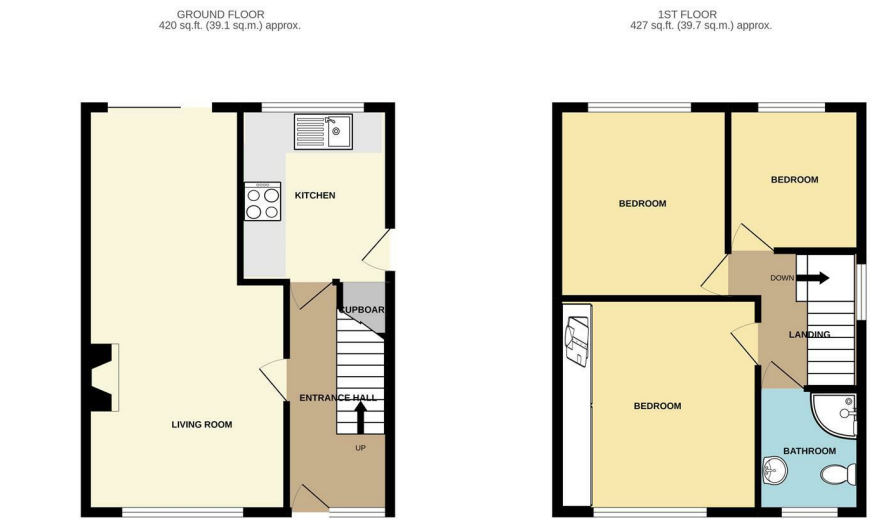
SHOWER ROOM
6'8" x 6'5" (2.04 x 1.96)
Modern white three piece suite comprising corner shower cubicle with shower system, wash hand basin with mixer tap and push flush WC. Obscured double glazed window to the front, radiator and tiled floor.

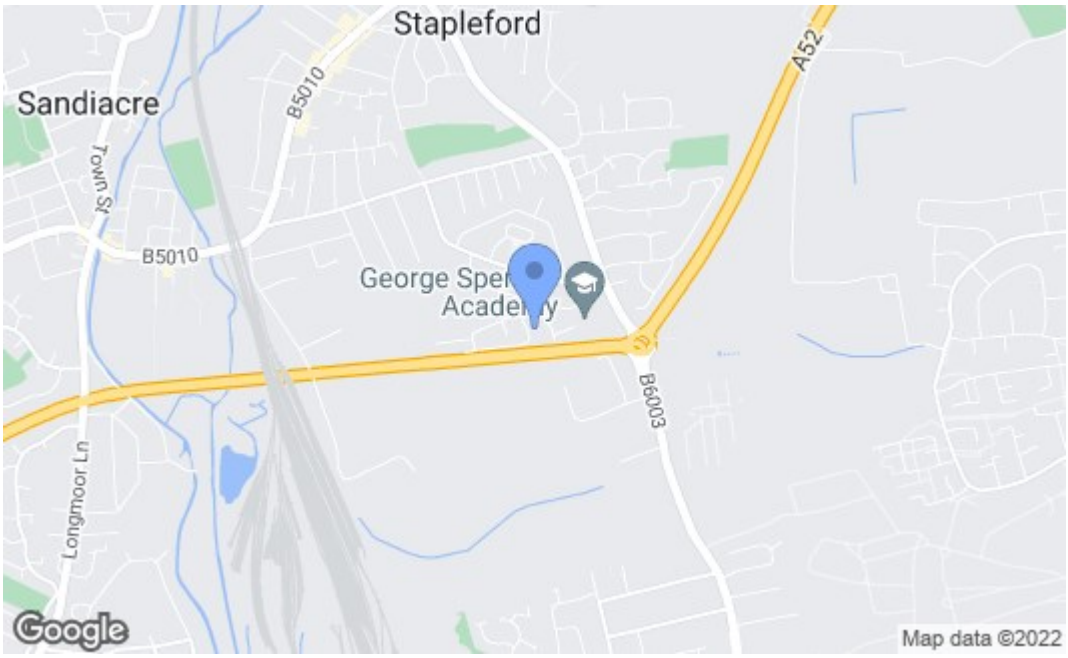
OUTSIDE
To the front of the property is a lawn and pathway to front entrance door, side driveway providing off-street parking which in turn leads to a detached garage and open access to the rear garden.

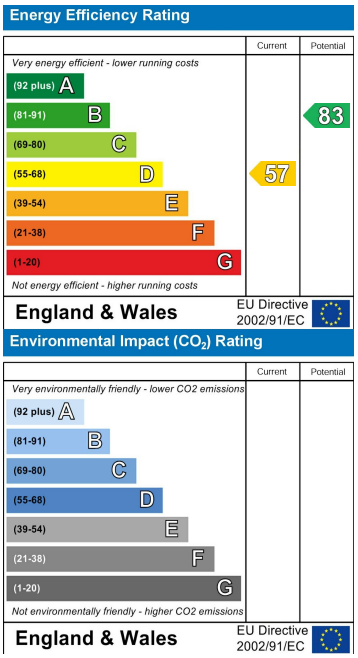
REAR GARDEN
Incorporating a paved patio area leading onto an "L" shaped lawn enclosed by fencing to the boundary line. External lighting point and water tap.

DETACHED GARAGE
Up and over door to the front, and window to the side.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill passing the entrance to Fairfield School and continue as if heading in the direction of Bardills roundabout. Take an eventual right hand turn adjacent to the Morrisons convenience store onto New Eaton Road and take the first left onto Wellspring Dale. Follow the bend in the road around to the left and then take a left turn onto Silverdale. Veer to the left and the property can then be found on the left hand side identified by our For Sale board. Ref. 7524NH







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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