Robert Ellis

look no further. . .

Westerlands
Stapleford, Nottingham NG9 7JE

A FOUR BEDROOM DETACHED FAMILY HOME POSITIONED IN THIS SOUGHT AFTER RESIDENTIAL CATCHMENT LOCATION.

£325,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTENDED FOUR BEDROOM DETACHED FAMILY HOUSE POSITIONED IN THIS SOUGHT AFTER & DESIRABLE RESIDENTIAL CATCHMENT PART OF STAPLEFORD.

With accommodation over two floors, the ground floor comprises entrance hall, living room, dining area and breakfast kitchen. The first floor landing then provides access to four bedrooms, shower room and separate WC.

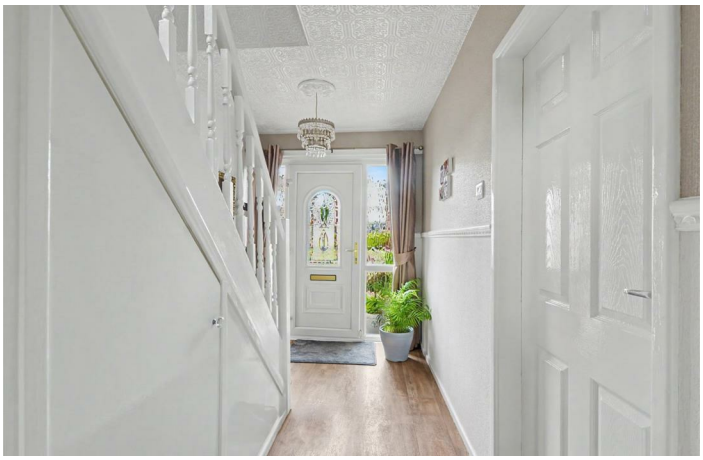
The property also benefits from gas fired central heating, double glazing, off-street parking, garage and enclosed rear garden.

The property is located in this desirable catchment area of Stapleford which offers easy access to excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer.

There is also easy access to excellent nearby transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, Nottingham electric tram terminus situated at Bardills roundabout and the i4 bus service.

Shops, services and amenities are all available in Stapleford town centre, as well as a Morrisons Convenience Store and the open space of Queen Elizabeth Park which incorporates tennis court, bowling green, children's play area and football pitch.

We believe the property will make an ideal long term family home and we highly recommend an internal viewing.



ENTRANCE HALL
10'6" x 6'7" (3.22 x 2.03)
uPVC panel and double glazed front entrance door with double glazed windows to either side of the door, staircase rising to the first floor with decorative wood spindle balustrade, radiator, useful understairs storage cupboard. Doors to living room and kitchen.

LIVING ROOM
11'9" x 10'11" (3.60 x 3.34)
Double glazed window to the front (with fitted blinds), radiator, media points, wall light points, central chimney breast incorporating tiled hearth with inset stone effect electric fire.

DINING AREA
11'5" x 8'11" (3.48 x 2.72)
Sliding double glazed patio doors opening out to the rear garden, radiator. Opening back through to the living room.

BREAKFAST KITCHEN
17'7" x 11'3" (5.38 x 3.44)
The kitchen comprises a matching range of modern fitted base and wall storage cupboards and drawers, with marble-style roll top work surfaces incorporating single sink and draining board with mixer tap and matching upstands. Fitted four ring hob with extractor over, in-built oven, plumbing for washing machine, space for full height fridge/freezer, along side additional space for under-counter kitchen appliances, decorative exposed brickwork, floor mounted gas boiler, double glazed window to the rear (with fitted blind), radiator, uPVC panel and double glazed exit door, TV point.

FIRST FLOOR LANDING
Decorative wood spindle balustrade, loft access point with pull-down ladder to a partially board, lit and insulated loft space. Doors to all bedrooms, shower room and separate WC.

BEDROOM ONE
11'10" x 10'1" (3.62 x 3.08)
Double glazed window to the front (with fitted blinds), radiator, ceiling fan, range of matching bedroom furniture.

BEDROOM TWO
11'7" x 8'11" (3.55 x 2.72)
Double glazed window to the rear (with fitted blind), radiator.

BEDROOM THREE
14'9" x 8'5" (4.51 x 2.57)
Dual aspect room with double glazed windows to both the front and rear (with fitted blinds), radiator, coving.

BEDROOM FOUR
7'1" x 7'1" (2.17 x 2.16)
Double glazed window to the front, radiator, dado rail.

SHOWER ROOM
8'8" x 5'4" (2.65 x 1.64)
Modern two piece suite comprising corner tiled and enclosed shower cubicle with Aquatronic electric shower, glass screen and sliding shower door, wash hand basin with mixer tap and storage drawers beneath. Partial tiling to the walls, chrome ladder towel radiator, double glazed window to the rear (with fitted blind), coving, extractor fan, wall mounted bathroom cabinet.

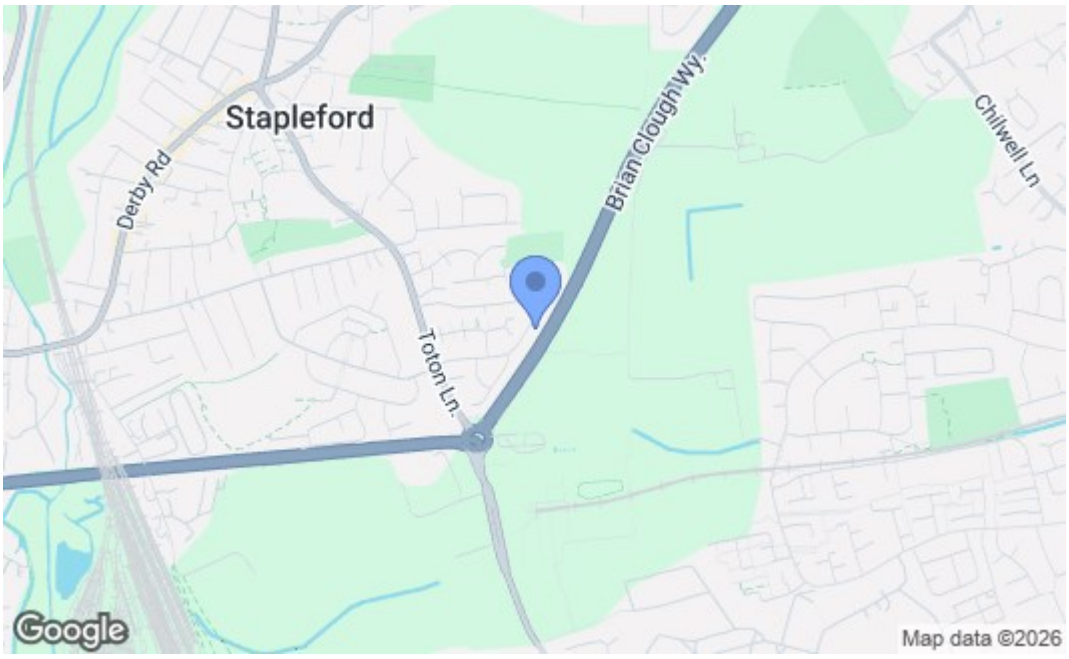
SEPARATE WC
5'0" x 2'7" (1.54 x 0.80)
Housing a modern white push flush WC, double glazed window to the side.

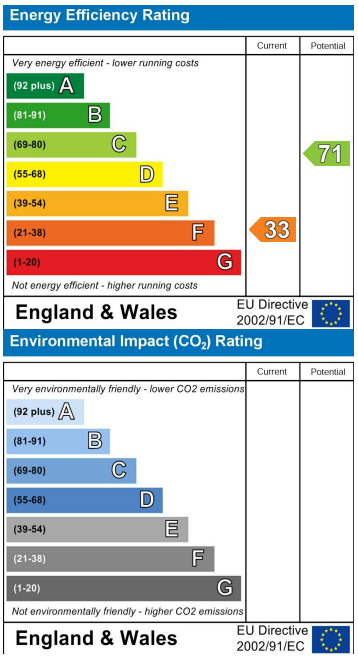
OUTSIDE
To the front of the property, there is a lowered kerb entry point to a block paved driveway providing off-street parking for two cars, gravel stone chippings, bushes and shrubbery. Pedestrian access leads down the side of the property into the rear garden.

TO THE REAR
The rear garden is enclosed by timber fencing to all boundary lines, being of a generous size (ideal for families), extensive paved patio seating area (ideal for entertaining) leading onto a lawn with stepping stone pathway providing access to the foot of the plot where a further patio area can be found, as well as raised rockery and timber garden shed with power and lighting. Within the garden there is decorative gravel stone chippings and planted flowerbeds and borders housing a variety of bushes, shrubs, trees and plants. The garden also benefits from an external water tap and lighting point. Pedestrian gated access leads back to the front of the property.

GARAGE
Up and over door to the front, power and lighting.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Proceed up and over the brow of the hill, passing the entrance to Fairfield School on the right and head in the direction of Bardills. Take a left hand turn just after the Morrisons Convenience Store/Petrol Station onto Darkey Lane and follow the bend onto Westerlands. 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.

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