

Westerlands  
Stapleford, Nottingham NG9 7JG

**£390,000 Freehold**

AN EXTREMELY WELL PRESENTED &  
RECENTLY RENOVATED FOUR BEDROOM  
DETACHED FAMILY HOUSE.



ROBERT ELLIS HAVE GREAT PLEASURE IN WELCOMING TO THE MARKET THIS FOUR BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hallway, bay fronted living room and full width family dining kitchen. The first floor landing provides access to four bedrooms and a bathroom with separate WC.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, integral garage and enclosed garden to the rear.

The property is located in this sought-after and popular residential location within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. 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.

There is also easy access to ample outdoor space and nearby walking routes, as well as the shops, services and amenities situated in Stapleford town centre.

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



### ENTRANCE HALL

10'7" x 6'7" (3.23 x 2.03)

Feature composite and double glazed front entrance door with double glazed panels to either side of the door, staircase rising to the first floor with decorative wood spindle balustrade, wooden flooring, radiator, useful understairs storage compartment, decorative coving. Doors leading through to the living room and full width family dining kitchen.

### LIVING ROOM

14'3" x 11'3" (4.35 x 3.44)

### FULL WIDTH FAMILY DINING KITCHEN

27'2" x 11'3" (8.30 x 3.45)

The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers with marble effect work surfaces and matching overhanging breakfast bar. Inset one and a half bowl sink unit with draining board and mixer tap. Matching marble effect upstands, space for Rangemaster cooker with double oven and induction top with extractor fan over, in-built dishwasher, washing machine and fridge/freezer. Spotlights to the ceiling, double glazed window to the rear overlooking the garage (with fitted blinds), tiled floor. The kitchen area then opens out to a family dining room space with bi-folding double glazed doors opening out to the rear garden (with inset "Perfectfit" blinds), two further double glazed windows to the rear letting in lots of natural afternoon light (both with fitted blinds). Tiled flooring continues down the full width of the rear of the property with a vertical radiator, continuation of the spotlights, useful storage cupboard/pantry, further door into the inner lobby.

### INNER LOBBY

Tiled flooring, personal access door to the garage, door to WC.

### WC

4'5" x 3'8" (1.35 x 1.12)

Two piece suite comprising push flush WC, wash hand basin with mixer tap, tiled splashbacks, storage cabinet. Tiled floor (matching the kitchen), extractor fan, wall mounted gas fired combination boiler (for central heating and hot water purposes).

### SPLIT FIRST FLOOR LANDING

With decorative wood spindle balustrade, decorative coving, double glazed window to the rear (with fitted blinds), radiator. Doors to all bedrooms, bathroom and separate WC. Loft access point to a partially boarded lit and insulated loft space.

### BEDROOM ONE

10'6" x 10'2" (3.21 x 3.10)

Double glazed window to the front (with fitted blinds), wall light points, radiator, range of fitted bedroom furniture including full height wardrobes and matching drawers/dresser and bedside cabinet.

### BEDROOM TWO

11'6" x 9'3" (3.53 x 2.83)

Double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator.

### BEDROOM THREE

11'6" x 8'4" (3.53 x 2.55)

Double glazed window to the front (with fitted blinds), radiator, fitted double wardrobe with matching overhead storage cupboard.

### BEDROOM FOUR

7'0" x 7'0" (2.15 x 2.14)

Double glazed window to the front (with fitted blinds), radiator.

### BATHROOM

8'2" x 6'0" (2.49 x 1.85)

Two piece suite comprising panel bath with foldaway glass screen and mains shower, wash hand basin. Fully tiled walls and floor, chrome ladder towel radiator, spotlights, extractor fan, double glazed window to the rear (with fitted blinds), bathroom storage cupboard with shelving.

### SEPARATE WC

Housing a low flush WC with tiled floor (matching the bathroom), double glazed window to the side (with fitted blinds).

### OUTSIDE

To the front of the property there is a lowered kerb entry point to a shaped and curved block paved driveway providing off-street parking which in turn provides access to the front entrance door and integral garage. Either side of the driveway there is a shaped lawn with planted borders housing a variety of bushes and shrubbery. Pedestrian access then leads down the side of the property.

### GARAGE

12'2" x 9'1" (3.73 x 2.77)

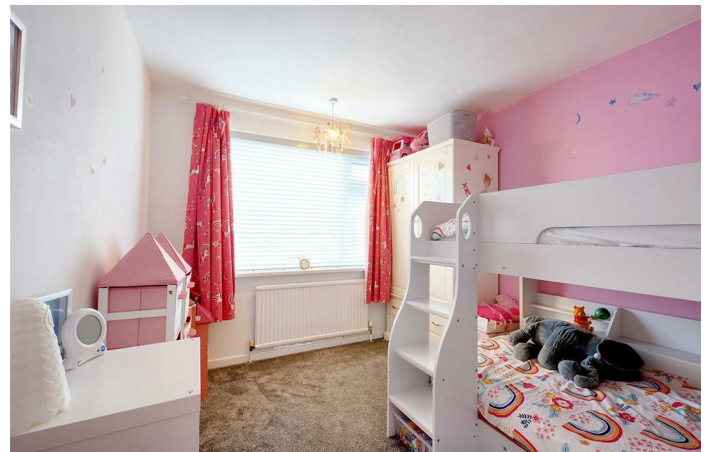
Up and over door to the front, power and lighting points. Personal access door into the kitchen lobby.

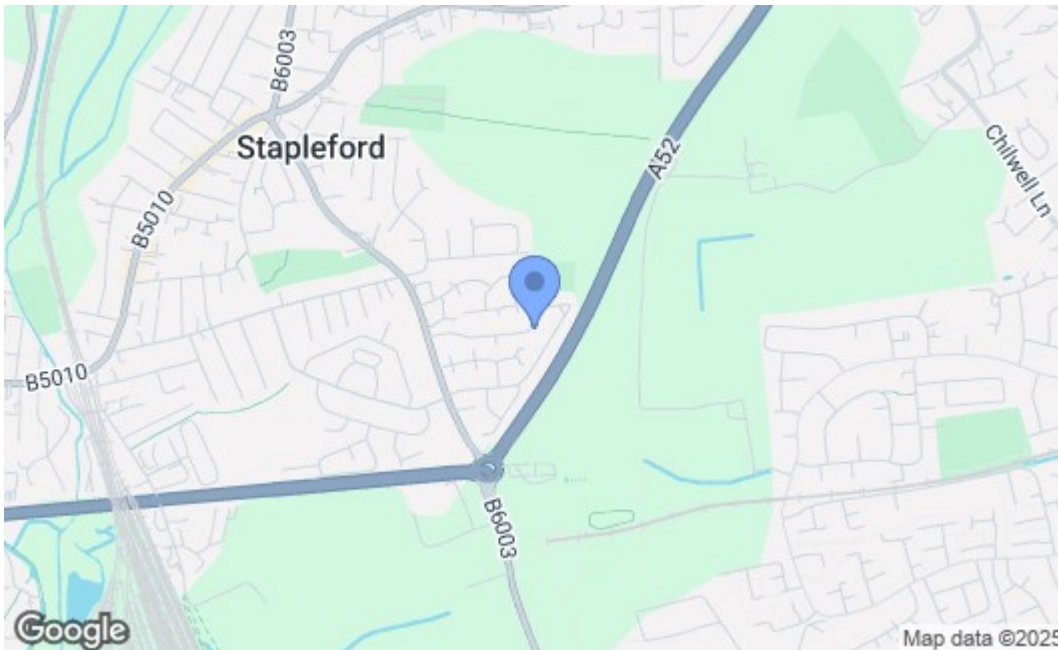
### TO THE REAR

The rear garden is enclosed by timber fencing with archway shaped panels with concrete posts and gravel boards. The garden is split into various sections with two paved seating areas (ideal for entertaining). There is an "L" shaped lawn with planted borders housing a variety of bushes and shrubbery. There is an external lighting point, water tap and garden shed.

### 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 take an eventual left hand turn onto Westerlands. The property can then be found on the right hand side, identified by our For Sale board.





| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

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.