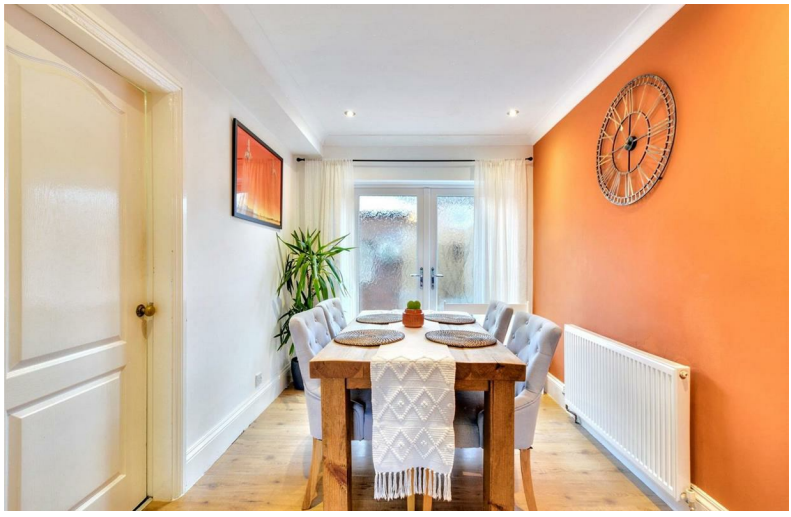
Robert Ellis

look no further. . .



Wesley Place
Stapleford, Nottingham NG9 8DP

AN EXTENDED TWO BEDROOM SEMI DETACHED HOUSE SITTING ON A GENEROUS CORNER PLOT.

£225,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED BAY FRONTED EXTENDED TWO BEDROOM SEMI DETACHED HOUSE SITTING ON A GENEROUS OVERALL CORNER PLOT WITH GARDENS TO THE FRONT, SIDE AND REAR, AS WELL AS A DRIVEWAY AND DETACHED GARAGE TO THE SIDE.

With accommodation over two floors, the ground floor comprises a spacious living room, dining room and kitchen. The first floor landing then provides access to two bedrooms and a bathroom suite.

The property also benefits from gas fired central heating, double glazing, off-street parking and a detached garage, as well as having a very useful detached garden cabin which has been plastered, decorated and has the benefit of power and lighting making an ideal home office/garden entertaining space.

The property is positioned within easy reach of the shops, services and amenities in Stapleford town centre and is within walking distance of the entrance to Hickings Lane Park.

There is access to excellent nearby schooling for all ages, as well as Aldi Superstore and a range of transport links to and from the surrounding areas 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 make an ideal first time buy or young family home and we highly recommend an internal viewing.

LIVING ROOM
13'9" reducing to 11'10" x 15'3" (4.20 reducing to 3.63 x 4.66)
An open plan room with composite and double glazed front entrance door, staircase rising to the first floor, useful understairs storage cupboard housing wall mounted gas boiler (for central heating and hot water), radiator, double glazed bay window to the front, archway to dining room, coving, spotlights, laminate flooring.

DINING ROOM
10'2" x 8'0" (3.10 x 2.46)
Laminate flooring, radiator, door to kitchen, double glazed French doors opening out to the rear garden, courtyard, coving, spotlights.

KITCHEN
12'7" x 10'1" (3.84 x 3.08)
Incorporating a range of fitted wall, base and drawer units with roll edge work surfacing and inset single bowl sink unit with single drainer, mixer tap and tiled splashbacks. Built-in electric oven, gas hob and extractor hood over. Space for fridge/freezer, plumbing for washing machine, further under-counter space for tumble dryer. Double glazed window and door to the rear, the window has fitted blinds, coving.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Double glazed window to the side with fitted blinds. Loft access point to an insulated, boarded and lit loft space.

BEDROOM ONE
13'10" x 10'11" (4.24 x 3.33)
Fitted wardrobes and overhead storage cupboards with inset lighting to one wall, overstairs storage cupboard, radiator, double glazed bay window to the front.

BEDROOM TWO
10'2" x 7'11" (3.11 x 2.43)
Built-in airing cupboard with lagged cylinder, radiator, double glazed window to the rear with fitted blinds.

BATHROOM
7'1" x 6'11" (2.16 x 2.12)
Incorporating a white three piece suite comprising wash hand basin with vanity unit and mixer tap, push flush WC and panel bath with glass shower screen and electric shower over. Wall mounted bathroom mirror with colour-changing LED mood lighting, there is partial tiling to the walls, chrome ladder towel radiator, double glazed window with fitted blinds.

OUTSIDE
The property is situated on a generous corner plot with the front garden being fenced and hedged offering privacy from the road side and provides a generous area laid to lawn. There is a stepping stone pathway which provides access to the front entrance door.

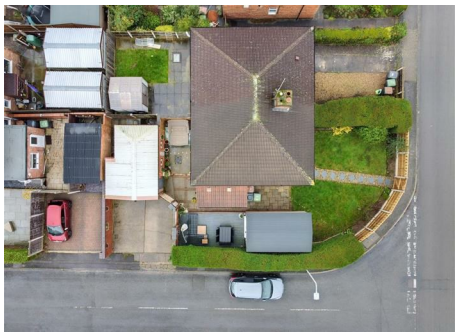
TO THE SIDE
There is a paved area and a raised, decked entertaining space (ideal for alfresco dining) which then leads onto a timber constructed cabin.

TO THE REAR
There is a courtyard-style garden which offers further entertaining space, with privacy from the front and side. Access then leads onto the driveway which can be found towards the foot of the plot. Within the garden there are external power points and water tap. There is an area providing off-street parking for two vehicles which then leads onto the detached brick built garage.

DETACHED GARAGE
16'4" x 9'10" (5 x 3)
Brick construction with an up and over door to the front, light, power and courtesy door to the side.

DETACHED GARDEN CABIN
15'3" x 7'9" (4.66 x 2.37)
Lighting and power with in-built USB charging points, laminate floor, blinds, spotlights. The cabin itself could be put to a variety of different uses, for example home office, gym, etc.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Immediately after the Aldi Superstore, turn left onto Pinfold Lane and take an immediate right onto Wesley Place. The property can then be found on the left hand side on the corner of Hemlock Avenue, identified by our For Sale boards.



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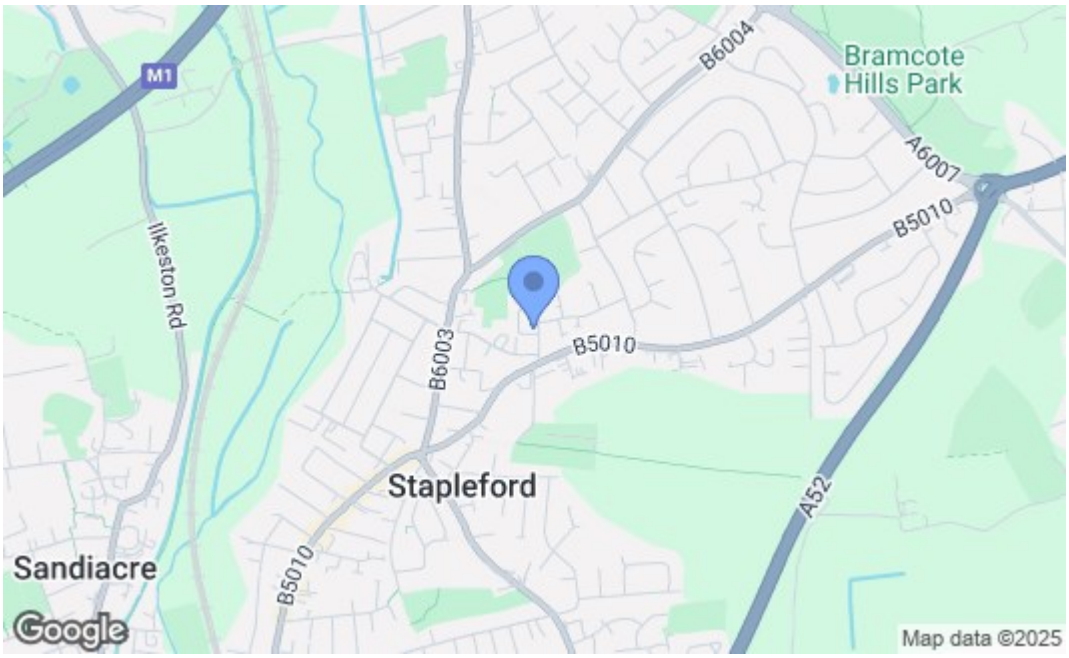

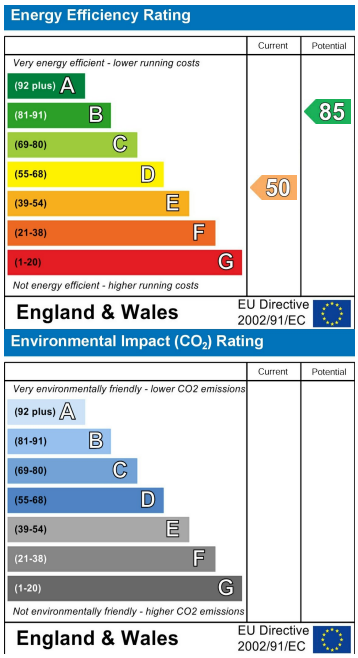

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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