Robert Ellis

look no further. . .

Blake Road

Stapleford, Nottingham NG9 7HR

A THREE BEDROOM SEMI DETACHED HOUSE.

Offers Over £260,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS FAVOURED AND ESTABLISHED RESIDENTIAL CATCHMENT LOCATION.

With accommodation over two floors, the ground floor comprises entrance porch, living room and open plan full width dining kitchen which has recently been fitted with integrated applicances. The first floor landing then provides access to three bedrooms and a modern, recently refitted three piece bathroom.

The property also benefits from gas fired central heating from a combination boiler located in the roof space, double glazing, off-street parking and detached garage/play room.

The property is located favourably within easy reach of excellent nearby schooling for all ages such as George Spencer, Fairfield and William Lilley. There is also easy access to nearby outdoor space such as Queen Elizabeth Park and Judson play area accessed via a pedestrian foot path at the end of Sisley Avenue. There is also easy access to the shops and services in Stapleford town centre and nearby transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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

Porch
Composite door to the front, tiled flooring, door to:

Lounge
12'9 x 16'8 max (3.89m x 5.08m max)
Double glazed window to the front, radiator, stairs to the first floor, solid oak flooring, coving to the ceiling, chimney breast which is closed off and archway into:

Kitchen
16'7 x 9'11 approx (5.05m x 3.02m approx)
Double glazed window and patio doors to the rear, wall and base units with work surface over, tiled flooring, integrated electric oven, four ring electric hob, integrated microwave and dishwasher, part tiled walls, breakfast bar and space for a fridge freezer.

First Floor Landing
Double glazed window to the side, access hatch to the loft housing the combination boiler and doors to:

Bedroom 1
12'9 x 9'11 approx (3.89m x 3.02m approx)
Double glazed window to the front, radiator, coving to the ceiling.

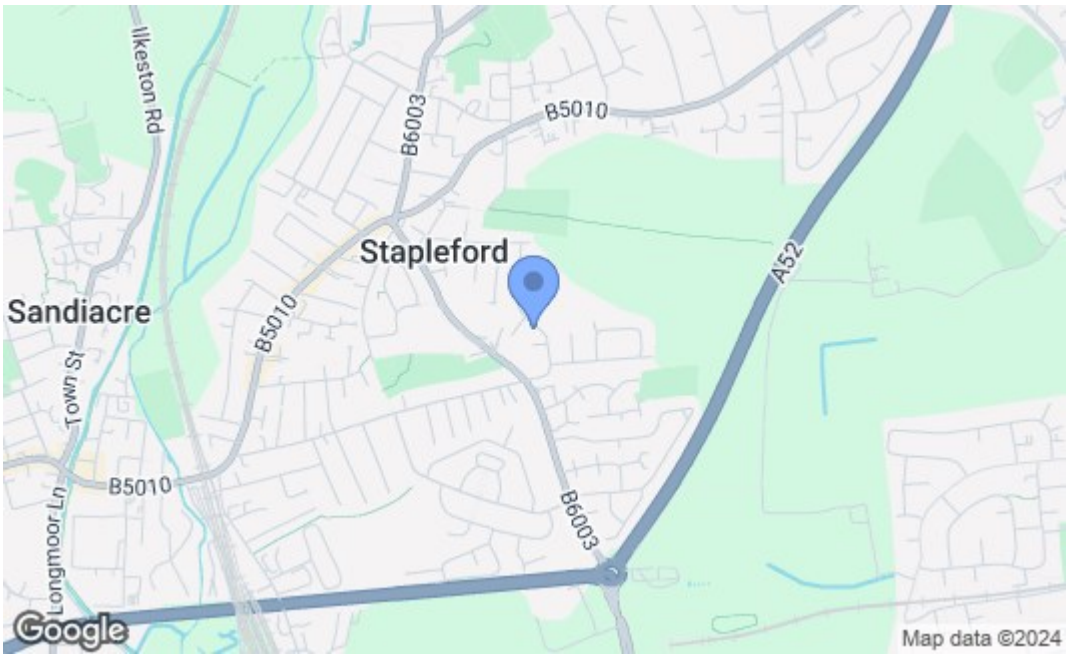
Bedroom 2
10'10 x 10' approx (3.30m x 3.05m approx)
Double glazed window to the rear, radiator and built-in storage.

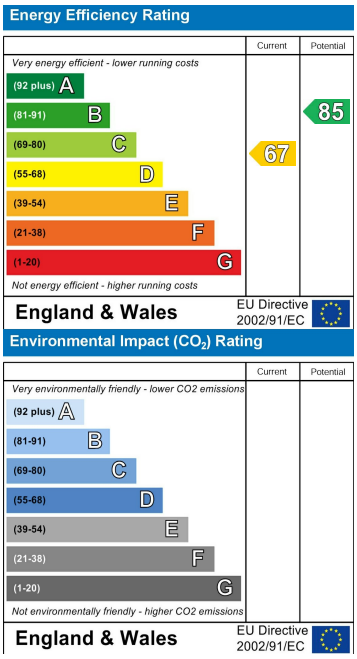
Bedroom 3
9'8 to 6'10 x 6'4 max (2.95m to 2.08m x 1.93m max)
Double glazed window to the front, radiator and built-in storage cupboard.

Bathroom
Double glazed window to the rear, chrome heated towel rail, vanity wash hand basin, low flush w.c., panelled bath with shower over having a rainwater shower head, part tiled walls.

Outside
Off road parking to the front, garden area. The rear garden has a patio area, artificial lawn and access to the converted garage which is currently used as a pool room with power and lighting, this could be converted back into a garage, or used as a play room, games room or bar area. There is gated side access and fencing to the boundaries.

Garage/Pool Room
22'7 x 11'1 approx (6.88m x 3.38m approx)
The garage has been converted into a pool room, has painted walls, power and lighting. Could alternatively be used as a games room, bar or even converted back to a garage.





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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