



Windsor Street
Stapleford, Nottingham NG9 7HE

Offers Over £275,000 Freehold

A DOUBLE HEIGHT BAY FRONTED
EXTREMELY WELL PRESENTED THREE
BEDROOM DETACHED FAMILY HOUSE.



Robert Ellis are delighted to bring to the market this extremely well presented double height bay fronted three bedroom detached family house situated in this popular and established residential location.

With accommodation over two floors comprising entrance hall, ground floor WC, living room, dining room, conservatory and kitchen to the ground floor. First floor landing then provides access to three bedrooms and a four piece bathroom suite.

Other benefits to the property include gas fired central heating from combi boiler, Georgian style double glazing, off-street parking and well maintained landscaped rear gardens.

The property itself sits favourably within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust. There is also easy access to the shops and services within Stapleford town centre and a variety of nearby transport links including the i4 bus route, A52 for Nottingham and Derby, the M1 Junction 25 Motorway and Nottingham electric tram terminus situated at Bardill's roundabout.

We believe that the property would make an ideal long term family home and highly recommend an internal viewing to appreciate the condition of the property on offer.



OPEN PORCH

Feature composite and double glazed front entrance door with Georgian style double glazed windows to either side opening to

ENTRANCE HALLWAY

13'4" x 6'11" (4.07 x 2.12)

Staircase rising to the first floor with useful understairs storage cupboard, radiator, oak panelled internal doors to living room, kitchen and WC, alarm control panel and spotlights.

WC

4'0" x 3'11" (1.23 x 1.20)

Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap, feature wall tiling to dado height, double glazed window to the side, sensor operated spotlights.

LIVING ROOM

17'8" x 12'0" (5.40 x 3.66)

Georgian style double glazed bay window to the front with fitted Roman blinds, bay radiator, multi stove burner with feature tiled splashbacks sat on a slate hearth, media points and opening through to the dining space.

DINING SPACE

9'11" x 9'1" (3.03 x 2.77)

Radiator and sliding double glazed patio doors leading to the conservatory.

CONSERVATORY

11'10" x 9'10" (3.62 x 3.01)

Brick and double glazed construction with pitched roof, central heating radiator, tiled floor and double glazed French doors leading out to the rear patio.

KITCHEN

12'6" x 8'11" (3.82 x 2.72)

The kitchen comprises a matching range of fitted base and wall units, soft closing drawers and cupboards with roll top work surfaces incorporating five ring CDA gas hob with extractor canopy over, integrated dishwasher and washer/dryer, fitted eye level double oven/grill, space for American style fridge/freezer, boiler cupboard housing the Worcester gas fired central heating combination boiler (for central heating and hot water). Fitted eye level microwave, feature vertical radiator, double glazed window to the side, spotlight, tiled floor and double glazed French doors opening out to the rear garden.

FIRST FLOOR LANDING

Double glazed window to the side with fitted Roman blind, loft access point with pull down ladder to a partially boarded, lit and insulated loft space, useful shelved storage area and internal oak panelled doors to all bedrooms and bathroom.

BEDROOM ONE

14'4" x 11'11" (4.38 x 3.64)

Matching to the living room Georgian style double glazed bay window with far-reaching views over towards Sandiacre and beyond, bay radiator and TV point.

BEDROOM TWO

12'1" x 10'2" (3.69 x 3.12)

Double glazed window to the rear overlooking the rear garden, radiator and fitted to one wall bank of fitted wardrobes and drawers.

BEDROOM THREE

8'2" x 6'10" (2.50 x 2.10)

Georgian style double glazed window to the front and radiator.

BATHROOM

7'1" x 6'10" (2.17 x 2.10)

Modern four piece suite comprising separate shower cubicle with dual mains ran shower, one fixed head and handheld shower attachment, push flush WC and wash hand basin with mixer tap and storage drawers beneath and freestanding bath with mixer tap and handheld shower attachment. Double glazed window to the rear, fully tiled walls and floor, wall mounted ladder towel radiator, spotlight and Xpelair extractor fan.

OUTSIDE TO THE FRONT

Block paved driveway providing off-street parking for several cars, up and over door then provides access to further block paved parking area beyond the garage door to the rear. There is a raised planted flowerbed housing a variety of bushes and shrubbery. There is a double outside power socket.

OUTSIDE TO THE REAR

Landscaped and well designed garden making the most of the space available. The up and over door provides further access down the right hand side of the property with a continuation of the block paved driveway found at the front of the house. Along this side there is also an external lighting point, water tap and both external gas and electricity meters. This area then opens out to the rear part of the garden benefitting from an extensive paved patio area ideal for entertaining making the most of the afternoon sun. This then drops down to a decorative plum slate pathway with shaped lawn and timber fencing to the boundary line. Situated to the rear of the plot there is a coloured gravel chipped patio area leading onto a further tiled seating area with fixed lights around and at the foot of the plot is a good size alarmed timber storage shed with external power facilities.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road proceed to the Roach traffic lights and turn right onto Toton Lane. Continue up the hill, over the brow passing the entrance to Fairfield School and take a left turn onto Blake Road. Continue around the bend in the road to the left (still Blake Road) and continue to the junction of Windsor Street. Turn left onto Windsor Street and the property can be found immediately on the right hand side identified by our For Sale board. Ref. 7142NH





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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