



Wesley Place  
Stapleford, Nottingham NG9 8DP

A THREE BEDROOM, WHITE RENDERED  
SEMI DETACHED HOUSE

**£200,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET A TRADITIONAL FRONTAGE WHITE RENDERED BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE, SITUATED IN THIS FAVOURED AND ESTABLISHED RESIDENTIAL LOCATION.

Over more recent years the property has undergone a 'face lift' which included new roof covering, UPVC double glazing and an amended layout, creating three first floor bedrooms and bathroom and useful ground floor cloaks/w.c.

During the time of refurbishment, the property was also rewired and a new gas fired central heating system was installed together with dry-lined and plastered walls and since the property has been well looked after by the current occupiers.

The accommodation comprises spacious hall, bay fronted living room, dining kitchen and cloaks/w.c. The first floor landing provides access to three bedrooms and a three piece bathroom.

There is also off-street parking to the front as well as an enclosed rear garden.

The property is set back from the road with a gated driveway providing off-street parking, gravelled forecourt which could also be used as additional parking if required. There is excellent schooling for all ages, nearby transport links such as the i4 bus route, A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout. The entrance to Hickings Lane Park is also close by.

Ideally suited to both first time buyers or young families alike, we highly encourage an internal viewing.



#### ENTRANCE HALL

3'6" x 2'9" (1.08 x 0.85)

UPVC double glazed front entrance door, staircase rising to the first floor, alarm control panel and door to lounge.

#### LOUNGE

13'3" x 12'0" (4.05 x 3.67)

Fireplace with Victas high temperature render and feature stone lintel. The fireplace is potentially suitable for a log burner (subject to flue liner and installation of a log burner in accordance with current regulations,) useful understairs pantry housing the meters with double glazed window to the side, radiator and media points.

#### DINING KITCHEN

15'3" x 10'5" (4.65 x 3.2)

Comprising a range of modern matching fitted wall, base and drawer units with contrasting roll edge work surfaces and inset stainless steel sink unit with mixer tap. Built-in electric oven, gas hob and extractor over with glass splashback, plumbing for washing machine and further appliance space, wall mounted Baxi gas fired central heating combination boiler, LED lighting, space for dining table and chairs, radiator, double glazed window and door providing access to the rear garden and door to cloaks/w.c.

#### CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin and push-flush w.c. Extractor fan, radiator and double glazed window to the rear.

#### FIRST FLOOR LANDING

Double glazed window to the side, doors to all bedrooms and bathroom and loft access point.

#### BEDROOM 1

13'3" x 9'1" (4.05 x 2.79)

Radiator and double glazed window to the front.

#### BEDROOM 2

10'0" x 8'0" (3.07 x 2.44)

Radiator and double glazed window to the rear.

#### BEDROOM 3

6'11" x 6'11" (2.11 x 2.11)

Radiator and double glazed window to the rear.

#### BATHROOM

6'7" x 5'10" (2.02 x 1.79)

Incorporating a modern white three piece suite comprising wash hand basin with mixer tap, push-flush wc and panelled bath with thermostatically controlled shower over, Vortex extractor unit, radiator, wall mounted bathroom cabinet, useful overstairs storage cabinet and double glazed window to the side.

#### OUTSIDE

The property is set back from the road with a gated driveway providing off-street parking. The garden is enclosed to all boundaries with gravelled area, suitable for additional parking if required. Gated pedestrian access then leads down the side of the property to the rear garden. The rear garden is designed for relative ease of maintenance with a paved patio area, lawn section and garden shed. External water tap and lighting.

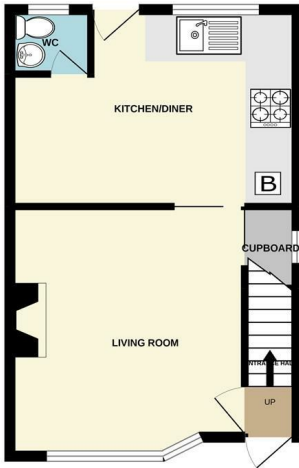
#### DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and continue straight over onto Nottingham Road. Proceed in the direction of Bramcote before taking an eventual left turn onto Pinfold Lane. Veer right at the fork onto Wesley Place and the property can then be found on the left hand side after the first turning for Hemlock Avenue, identified by our For Sale Board.

Ref: 7463nh



GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 713 sq.ft. (66.2 sq.m.) approx.

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			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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.