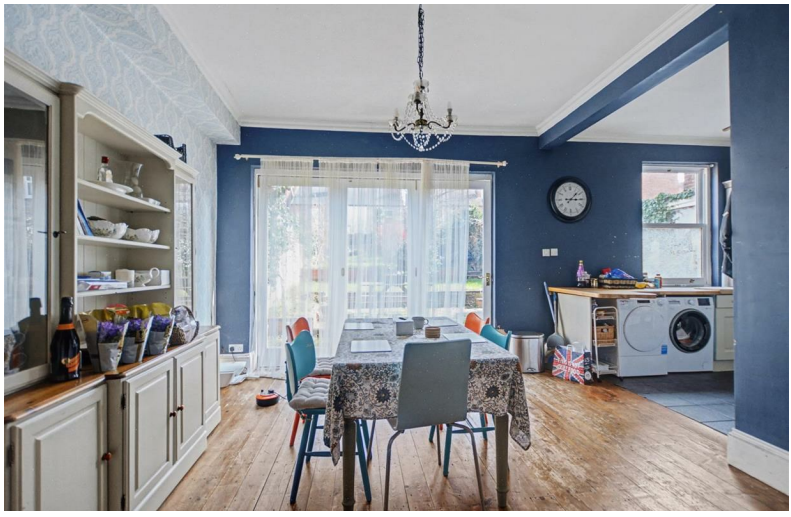
Robert Ellis

look no further. . .



Derby Road
Stapleford, Nottingham NG9 7AZ

A VICTORIAN DOUBLE HEIGHT BAY FRONTED THREE BEDROOM DETACHED HOUSE.

Offers Over £240,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS VICTORIAN DOUBLE HEIGHT BAY FRONTED THREE DOUBLE BEDROOM DETACHED HOUSE SITUATED ONLY A SHORT DISTANCE AWAY FROM THE SHOPS, SERVICES AND AMENITIES IN STAPLEFORD TOWN CENTRE.

Showcasing lots of original features and character including sash windows, the property boasts accommodation over two floors, the ground floor comprising spacious reception entrance hallway, useful ground floor WC, bay fronted living room and open plan "L" shaped dining kitchen. The first floor landing then provides access to three bedrooms and a three piece bathroom suite.

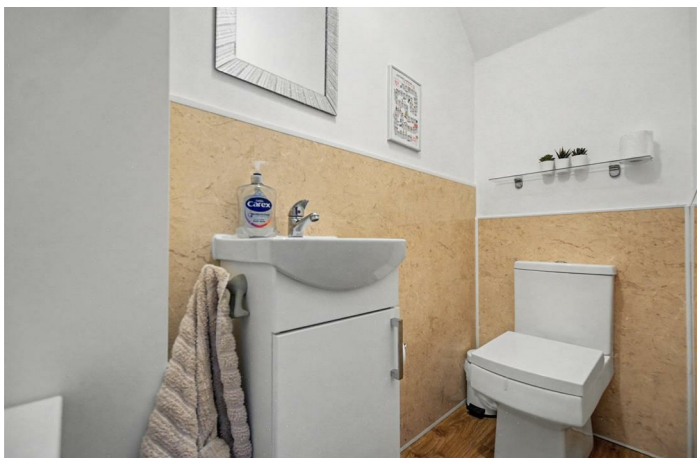
The property also benefits from gas fired central heating, partial double glazing and generous tiered garden space to the rear.

The property is located within walking distance of the shops, services and amenities in Stapleford town centre. There is also easy access to great nearby transport links such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

For those needing schooling, the property is within walking distance of excellent nearby schools for all ages.

There is also easy access to ample outdoor countryside space and the nearby Erewash Canal footpath.

In need of some general modernisation, we believe the property will make an ideal family home due to the overall space on offer. We highly recommend an internal viewing.



ENTRANCE HALL
19'8" x 8'1" (6 x 2.48)
Traditional Georgian-style panel and glazed front entrance door, meter cupboard with shelving, staircase rising to the first floor with decorative Victorian-style ironwork, Victorian-style radiator, exposed and varnished floorboards, deep skirting boards and coving, useful understairs storage cupboard, additional cloaks cupboard with coat pegs and lighting, doors to the living room and dining kitchen, further door to the ground floor WC.

GROUND FLOOR WC
6'11" x 2'9" (2.12 x 0.85)
Modern white two piece suite comprising push flush WC, wash hand basin with mixer tap and storage cabinet beneath. Laminate flooring, lighting, extractor fan, also housing the Baxi wall mounted gas fired combination boiler (for central heating and hot water).

LIVING ROOM
15'5" x 13'7" (4.72 x 4.15)
Traditional Victorian sash window to the front, Victorian-style radiator, exposed and varnished floorboards, deep skirting board and coving, decorative ceiling rose, media points, central chimney breast incorporating an original Victorian-style fireplace sat on a tiled hearth.

KITCHEN AREA
16'4" x 13'1" (3 x 2.75)
The kitchen area comprises a matching range of base and wall storage cupboards and drawers, with butcher's block style square edge work surfacing, incorporating Belfast sink unit with mixer tap, space for range cooker with extractor canopy over, plumbing for washing machine, dishwasher and space for tumble dryer, further space for under-counter fridge or freezer, glass fronted crockery cupboards, extractor fan, Victorian-style double glazed sash window to the rear, coving, ceiling fan, tiled floor, tiled splashbacks. Opening through to the dining area.

DINING AREA
16'4" x 13'1" (5 x 4)
Ample space for table and chairs, coving, Victorian-style radiator, exposed and varnished floorboards, fully opening bi-fold doors leading to the rear garden.

FIRST FLOOR LANDING
Decorative coving, exposed and varnished floorboards, decorative ironwork to match the staircase from the ground floor, Victorian-style double glazed sash window to the side, doors to all bedrooms and bathroom, useful storage cupboard with shelving.

BEDROOM ONE
15'7" x 13'1" (4.75 x 4.01)
Victorian-style sash window to the front, radiator (with display cabinet), decorative ceiling rose, exposed and varnished floorboards, fitted double wardrobe with shelving and hanging space.

BEDROOM TWO
13'0" x 12'0" (3.98 x 3.68)
Two Victorian sash windows to the rear overlooking the rear garden, coving, Victorian-style radiator, exposed and varnished floorboards, fitted double wardrobe with shelving and hanging space.

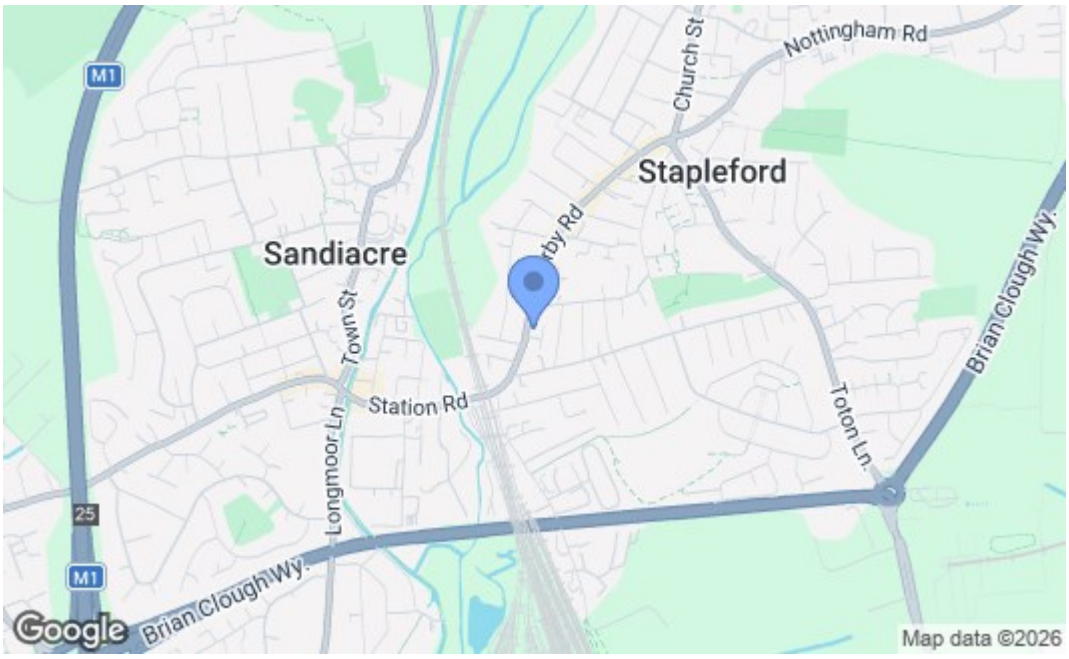
BEDROOM THREE
10'8" x 9'0" (3.26 x 2.76)
Victorian-style sash window to the rear overlooking the rear garden, Victorian-style radiator, coving, exposed and varnished floorboards. Loft access point.

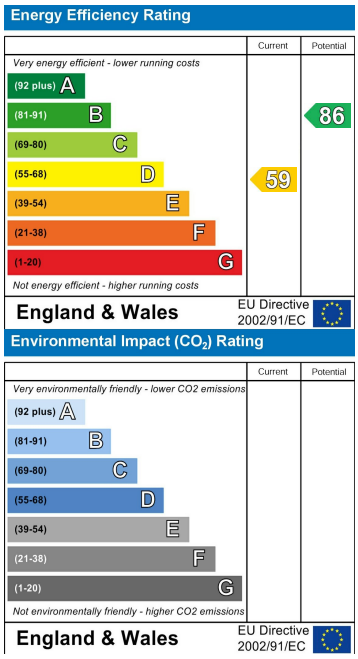
BATHROOM
8'4" x 6'11" (2.56 x 2.12)
Three piece suite comprising bath with Victorian-style mixer tap and shower attachment over with glass screen, wash hand basin with mixer tap, low flush WC. Victorian-style sash window to the front, Victorian-style radiator, coving, tiled floor, wall mounted bathroom cabinet, extractor fan.

OUTSIDE
Enclosed front garden with dwarf brick boundary wall with decorative ironwork and matching pedestrian gate with pathway leading to the front entrance door. The front garden is designed for straightforward maintenance with decorative gravel stone chippings.

TO THE REAR
The rear garden is of a good overall size and proportion, being enclosed by a brick wall to the boundary line with the garden split into various sections. A good size initial paved patio seating area (ideal for entertaining) leads onto the first of two tiered lawns with a pathway leading down the right hand side of the property offering access towards the foot of the plot. This pathway provides access to a second lawn with planted borders housing a variety of bushes and shrubbery. At the foot of the plot, there is an additional patio area, shed and rear access gate.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. The property can eventually be found on the left hand side, identified by our For Sale board.





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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