Robert Ellis

look no further. . .

Churchill Drive
Stapleford, Nottingham NG9 8PE

A SUBSTANTIAL AND TARDIS-LIKE TRADITIONAL BAY FRONTED FOUR BEDROOM DETACHED FAMILY HOUSE.

£425,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TARDIS-LIKE TRADITIONAL DOUBLE FRONTED FOUR BEDROOM DETACHED FAMILY HOUSE POSITIONED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With generous accommodation over two floors, the ground floor comprises entrance hall, living room, sitting room, kitchen, office, utility room and conservatory. The first floor landing provides access to four bedrooms and a family bathroom.

The property also benefits from gas fired central heating from a recently replaced combination boiler, uPVC double glazing, ample off-street parking to both the front and rear, a detached double garage to the rear, alarm system and CCTV equipment.

The property is located in this popular and established residential location within easy reach of excellent nearby schooling for all ages. There is also easy access to the shopping facilities in the nearby town centre and nearby commuter links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

Due to the size of the property on offer, we would highly encourage an internal viewing to fully appreciate the accommodation, plot and parking/garage space available. This is certainly a property to not judge a book by its cover from the front photograph.

Arrange your viewing today by calling the office.

ENTRANCE HALL
Composite and stained glass front entrance door, turning staircase rising to the first floor with decorative spindle balustrade, useful understairs storage cupboard, alarm control panel, radiator, coving, spotlights, doors to living room, sitting room and kitchen.

LOUNGE
15'1" x 12'0" (4.60 x 3.66)
Double glazed window to the front (with fitted blinds), sliding double glazed patio doors to the rear opening to the conservatory (also with fitted blinds), decorative coving, spotlights, media points and feature fire surround with marble insert and hearth housing coal effect fire.

SITTING ROOM
13'6" x 12'1" (4.12 x 3.69)
Double glazed bay window to the front with stained glass top panels, additional double glazed window to the side (both with fitted blinds), radiator, media points, decorative coving and ceiling rose, feature Adam-style fire surround with tile insert and hearth housing coal effect fire.

KITCHEN
21'2" x 8'11" (6.47 x 2.72)
Equipped with a matching range of fitted base and wall storage cupboard and drawers, with granite work surfaces incorporating inset one and a half bowl sink unit with draining board and pull out spray hose mixer tap. A range of integrated eye level appliances which include eye level Bosch double oven, eye level Bosch microwave combination oven, eye level Bosch integrated coffee machine, Bosch integrated dishwasher, split integrated fridge/freezer, counter-level AEG four ring induction hob with extractor over, tile floor, and useful under-floor and cabinet lighting, decorative tile splashbacks, matching granite splashbacks and windowsill, vertical radiator, spotlights, double glazed window to the rear (with fitted Roman blind), double glazed French doors opening out to the conservatory, and internal door to the office.

OFFICE
9'8" x 9'6" (2.96 x 2.92)
Boiler cupboard housing the recently installed gas fired combination boiler (for central heating and hot water purposes) (the boiler comes with a 10 year manufacturer's warranty), radiator, ample power and lighting points, internal door to the garage space. The office has an internal partition stud wall separating the office and remainder of the garage space, this could easily be taken down (if required).

REDUCED GARAGE/UTILITY ROOM
10'0" x 8'10" (3.07 x 2.71)
Electrically operated roller door to the front, plumbing for washing machine and countertop space with inset single sink and drainer with mixer tap. Power and lighting points.

CONSERVATORY
32'9" x 15'6" (10.00 x 4.74)
Brick and double glazed construction with pitched and sloping tiled ceiling with two Velux skylights, ample inset ceiling spotlights, drop down lighting chandelier, two radiators, uPVC double glazed French doors opening out to the rear garden, tile floor, additional uPVC double glazed side door and uPVC sliding patio doors providing internal access back to the living room and kitchen. Ample space for both living and dining areas. Accessed through the side door of the conservatory is an outside WC.

HALF LANDING
Double glazed window to the side (with fitted blind), the remainder of the staircase rises up to the main landing.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom, decorative coving, spotlights, radiator and open spindle balustrade.

BEDROOM ONE
12'2" x 10'11" (3.72 x 3.34)
Double glazed windows to both the front and side (both with fitted blinds), radiator, decorative coving, spotlights, ceiling fan, a range of fitted bedroom furniture including wardrobes, overhead storage cupboards and shelving.

BEDROOM TWO
12'0" x 9'0" (3.66 x 2.76)
Double glazed window (with fitted blind) to the rear overlooking the rear garden, radiator and coving.

BEDROOM THREE
9'7" x 8'10" (2.94 x 2.70)
Double glazed window to the front (with fitted blinds), radiator, coving and spotlights.

BEDROOM FOUR
12'0" x 5'6" (3.67 x 1.68)
Double glazed window to the rear (with fitted blinds), radiator and coving.

BATHROOM
10'7" x 5'10" (3.24 x 1.80)
Modern white four piece suite comprising bath, wash hand basin with mixer tap, hidden cistern push flush WC and separate walk-in double size shower cubicle with mains attachment shower and glass shower screen. Decorative tiled walls and floor, underfloor heating from the central heating system, in-built bathroom cabinets and shelving, double glazed window to the rear (with fitted Roman blind), extractor fan, coving, LED mirror with shaver point and demister.

OUTSIDE
To the front of the property there is a double entrance driveway, one with fitted wrought iron double gates leading to a block paved in and out driveway providing off-street parking for several cars, works vehicle or caravan. There is a shaped decorative slate border housing a variety of mature bushes and shrubbery, side access leading through to the rear, and pathway access to the front entrance door.

REAR GARDEN
Of a good proportion being enclosed by timber fencing and brick walls to the boundary line offering privacy and security. The block paving continues down the right hand side of the property from the front into the rear and the garden consists of a shaped lawn section with planted decorative slate and gravel borders housing a variety of mature bushes, shrubs, trees and plants (including a palm tree). There is both a top and rear paved patio area (ideal for entertaining) towards the rear of the plot. There is a good size summerhouse which has the benefit of power and lighting points. Beyond the summerhouse is the rear driveway accessed from Winston Close with electrically operated gates providing further off-street parking and in turn leading to the double garage. Within the garden there are external lighting points, water tap and power outlets. There is a personal access door into the double garage.

DOUBLE GARAGE
19'10" x 17'0" (6.07 x 5.19)
Electrically operated fob controlled door to the front, power and lighting points.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and proceed past the entrance to the park. Take a left hand turn onto Grenville Drive and then take the first right onto Churchill Drive. The property can then be found on the right hand side, just prior to the turning for Winston Close.

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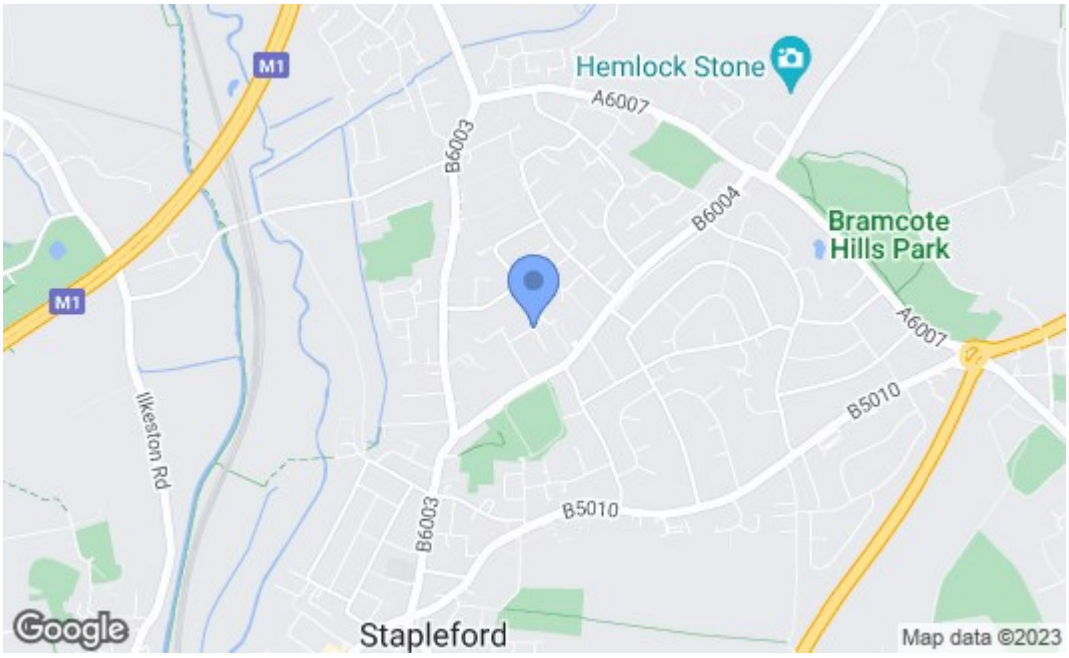

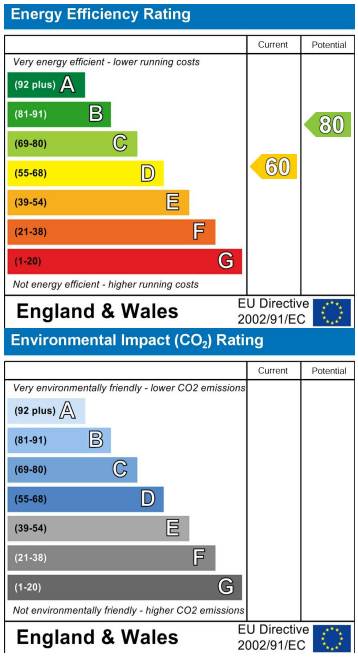

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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