Robert Ellis

look no further. . .

Moorbridge Lane
Stapleford, Nottingham NG9 8GU

A THREE BEDROOM SEMI DETACHED HOUSE.

Offers Over £265,000 Freehold

Set back from the road on a larger than average garden plot is this extended three bedroom semi detached house.

This property comes to the market in a ready to move into condition and offers generous accommodation, especially to the ground floor where the open plan living family dining kitchen is the showstopper of this house. Offering a great space for families to get together and also for entertaining and enjoys French doors opening to the expansive rear garden. The rear garden is another great feature of this home with attractive terraced decked area leading down to an expansive lawn and a pathway runs through the garden to the foot of the plot where there is a purpose built garden cabin which is currently used as a gym but could equally be used as a home office, play room, den or mancave, etc.

The enclosed forecourt provides off-street parking for two to three vehicles. The property is situated in this highly regarded residential suburb, great for families and commuters alike as schools are within easy reach as are many local amenities found in Stapleford town centre. Good road networks lead to the nearby bustling town of Beeston, as well as Queen's Medical Centre, Nottingham University and Nottingham city centre. Also close by is Junction 25 of the M1 for commuting further afield.

This well presented property benefits from central heating served from a combination boiler, double glazing throughout and we believe will make a fantastic family home.

ENTRANCE PORCH
Double glazed front entrance door with further door leading to the hallway.

HALLWAY
Stairs to the first floor, doors to the lounge and open plan family dining kitchen.

LOUNGE
13'9" x 11'6" (4.20 x 3.51)
Radiator, double glazed bay window to the front.

OPEN PLAN LIVING FAMILY DINING KITCHEN
16'10" x 18'0" (5.15 x 5.5)
The kitchen area comprises a range of wall, base and drawer units with contrasting work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Built-in electric double oven, gas hob and extractor hood over. Integrated fridge/freezer and utility closet with plumbing and space for washing machine and wall mounted gas boiler (for central heating and hot water). The living dining area has a radiator and double glazed French doors opening to the rear garden.

FIRST FLOOR LANDING
Hatch and ladder to attic space with flooring, panelling to roof and a light.

BEDROOM ONE
11'5" x 10'5" minimum (3.48 x 3.18 minimum)
Built-in wardrobe, radiator, double glazed window to the rear.

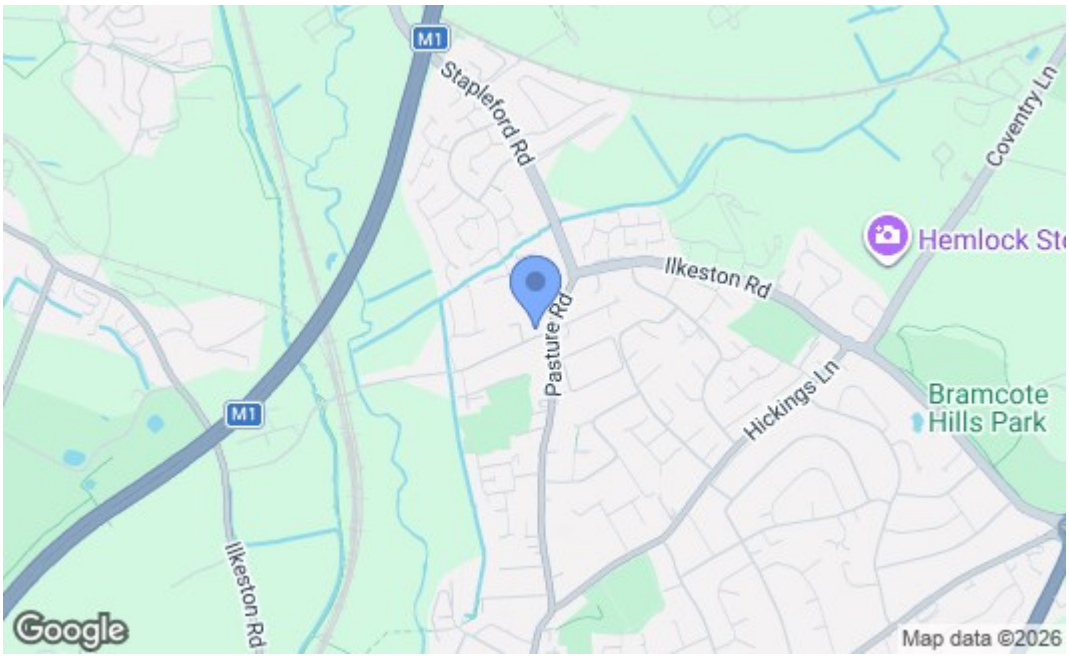
BEDROOM TWO
11'5" x 10'4" (3.48 x 3.17)
Built-in wardrobe, double glazed window to the front.

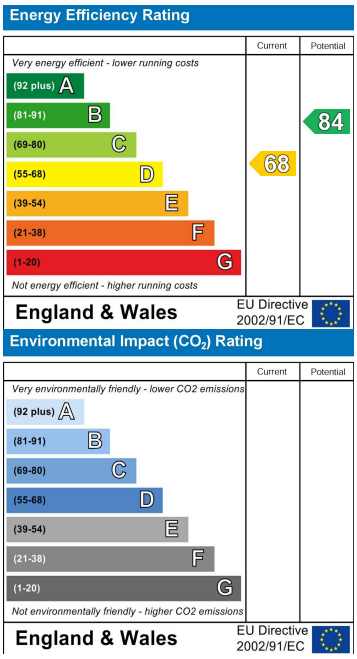
BEDROOM THREE
6'11" x 6'0" (2.12 x 1.85)
Radiator, double glazed window to the front.

BATHROOM
5'11" x 7'6" (1.82 x 2.3)
Three piece suite comprising pedestal wash hand basin, low flush WC and bath with shower over. Partially tiled walls, heated towel rail, double glazed window.

OUTSIDE
The property is set back from the road with a walled and fenced-in forecourt. A block paved forecourt provides off-street parking for up to three vehicles. There is gated pedestrian access at the side of the house leading to the rear garden. The rear garden is a generous size with feature tiered decked area beyond the rear elevation stepping down to the main garden which is laid to lawn with a pathway running through it to the foot of the garden where there is a purpose built garden cabin.

GARDEN CABIN
15'6" x 10'7" (4.74 x 3.25)
With light and power, windows and double French doors. There is a patio area in front capturing the afternoon and evening sun.





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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