Robert Ellis

look no further...

Hillfield Road
Stapleford, Nottingham NG9 8PT

A PARTICULARLY DECEPTIVE THREE BEDROOM TWO BATHROOM END TOWN HOUSE.

£215,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED DOUBLE FRONTED THREE BEDROOM TWO BATHROOM END TOWN HOUSE OFFERING MODERN AND CONTEMPORARY LIVING.

The property has many features throughout which include a modern en-suite shower room to the master bedroom, contemporary family bathroom with feature sliding opaque glazed door, gas fired central heating from combination boiler, uPVC double glazing, off-street parking and generous gardens to the rear.

The accommodation is arranged over two floors, the ground floor comprises entrance lobby, twin aspect light and airy lounge, and generous dining kitchen offering some built-in appliances. The first floor landing then provides access to three bedrooms, en-suite to master bedroom, and family bathroom.

The property also benefits from generous front and rear gardens with attractive patio and decked area, ample off-street parking.

The property is situated within this established residential suburb within walking distance of local amenities including regular bus service, convenience store, playing fields and schools for all ages. For those wishing to commute there is also easy access to the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property will make an ideal first time buy or young family home. We highly recommend an internal viewing.

ENTRANCE HALLWAY
Double glazed front entrance door and double glazed window to the side of the door, laminate flooring, radiator, staircase rising to the first floor, door to the lounge, Hive heating controlled thermostat, alarm control panel.

LIVING ROOM
16'1" x 11'10" (4.91 x 3.63)
Radiator, media points, double glazed windows to the front and rear (both with fitted blinds) and door to kitchen.

DINING KITCHEN
15'11" x 12'4" (4.87 x 3.76)
The kitchen incorporates a modern range of fitted wall, base and drawer units with contrasting square edge work surfacing and inset single bowl sink unit with single drainer and mixer tap. Built-in electric oven, hob and extractor hood over. Plumbing and space for washing machine, dishwasher and tumble dryer. Radiator, tiled floor and cupboard housing a wall mounted gas fired combination boiler (for central heating and hot water). Understairs pantry housing the meters. Double glazed windows to the front, side and rear (with fitted blinds), uPVC double glazed side exit door.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom. Loft access point via pulldown ladders to a partially boarded, insulated and lit loft space.

BEDROOM ONE
11'2" x 8'11" (3.42 x 2.74)
Radiator, double glazed window to the front (with fitted blinds) and door to en-suite. TV point.

EN-SUITE SHOWER ROOM
6'3" x 4'8" (1.92 x 1.44)
Incorporating a three piece suite comprising pedestal wash hand basin with mixer tap, push flush WC and shower cubicle with electric shower. Tiled splashbacks, chrome heated ladder towel radiator, extractor fan and double glazed window to the rear.

BEDROOM TWO
12'0" x 8'5" (3.66 x 2.58)
Radiator and double glazed window to the front (with fitted blinds).

BEDROOM THREE
9'3" x 7'0" (2.82 x 2.15)
Radiator and double glazed window to the rear (with fitted blinds).

BATHROOM
8'5" x 4'8" (2.58 x 1.44)
Incorporating contemporary white three piece suite comprising pedestal wash hand basin with mixer tap, push flush WC and panel bath with mixer tap and dual shower attachment over. Tiled splashbacks, chrome heated ladder towel radiator, feature glass sliding door, extractor fan, two double glazed windows to the rear.

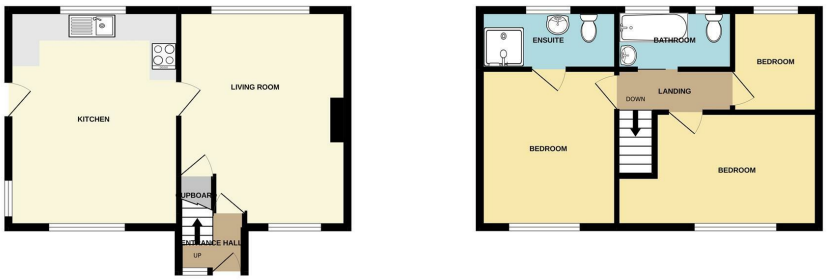
OUTSIDE
To the front of the property there is a hedgerow providing screening from the roadside and driveway space providing off-street parking and an area which is laid to lawn. There are vehicle sized gates to the side of the property leading to the rear where there is further hard standing. The enclosed rear garden is of a generous size with a good size lawn section and pathway leading down to the foot of the plot where there is a patio and decked area. Within the garden there are two sheds and a summerhouse, external water tap, lighting point and power socket.

DIRECTIONAL NOTE
From our branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road Stapleford. Follow the road along joining the border with Bramcote and take a left hand turn onto Ewe Lamb Lane. Continue along the road passing the allotments and turn left onto Central Avenue. Take the second right onto Hillfield Road and follow the bend in the road around to the left. The property can then be found on the left hand side identified by our For Sale board.

Ref: 7740NH

GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.7 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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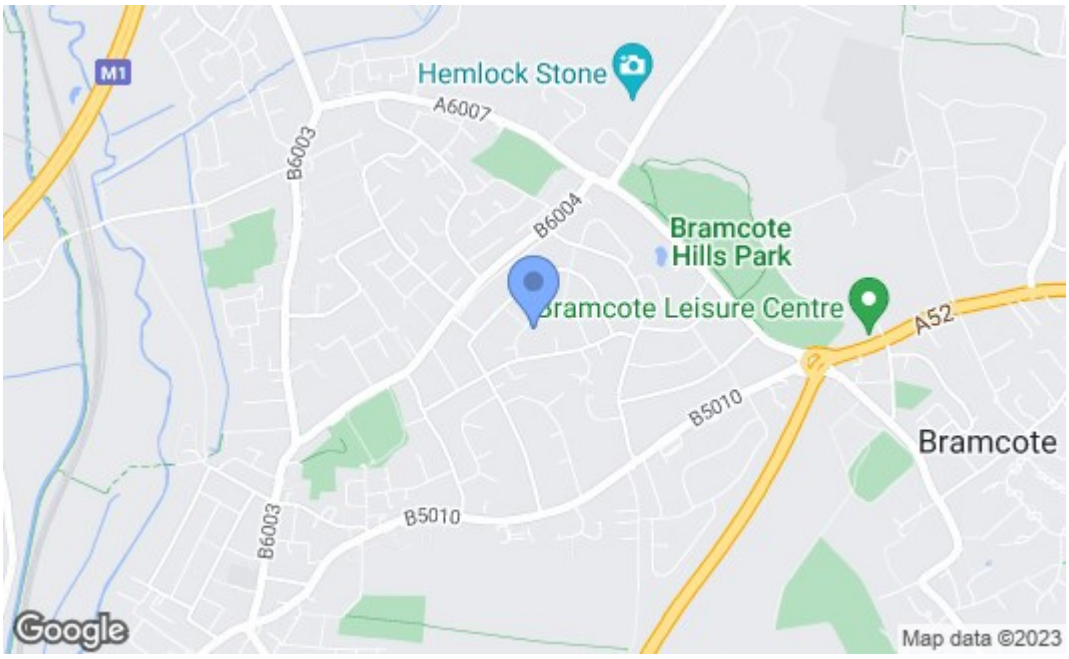

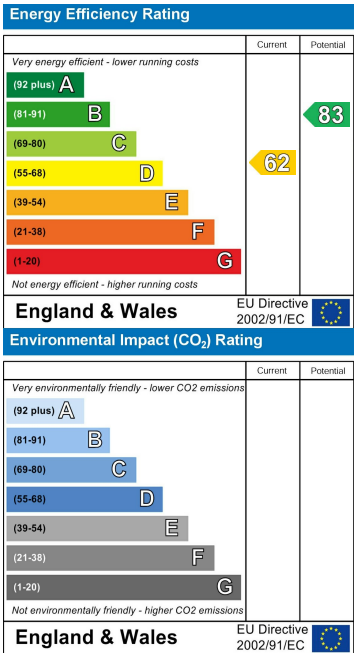

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