Robert Ellis

look no further. . .

Sunlea Crescent
Stapleford, Nottingham NG9 7JP

A NEO-GEORGIAN TWO BEDRDOOM MID TOWN HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

Offers Over £175,000 Freehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS RELATIVELY MODERN NEO-GEORGIAN TWO BEDROOM MID TOWN HOUSE SITUATED IN THIS QUIET RESIDENTIAL CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor comprises entrance lobby leading through to a spacious living room and full width dining kitchen. The first floor landing then provides access to two double bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, double glazing, garage within a block, as well as front and rear gardens.

The property is located in this quiet residential cul de sac location situated at the top end of Stapleford which is within close proximity of excellent nearby transport links such as 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 easy walking distance of three excellent nearby schools for all ages. There is also easy access to the shops, services and amenities in the town centre, as well as a more local Morrisons Convenience Store situated on Toton Lane.

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

ENTRANCE HALL
4'10" x 4'4" (1.49 x 1.33)
uPVC double glazed front entrance door, door through to the living room, radiator, staircase rising to the first floor, meter cupboard.

LIVING ROOM
18'9" x 13'2" (5.73 x 4.03)
Double glazed Georgian-style bow window to the front, radiator, TV point, laminate flooring, coving, electric fire.

DINING KITCHEN
13'3" x 8'6" (4.06 x 2.60)
The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with roll top granite-style work surfaces incorporating single sink and draining board with central mixer tap, tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine, space for full height fridge/freezer, double glazed window to the rear, double glazed exit door leading to outside. Opening through to the dining area where there is ample space for dining table and chairs, radiator, wall light points, Georgian-style double glazed window to the rear.

FIRST FLOOR LANDING
Boiler cupboard housing the gas fired combination boiler for central heating and hot water, doors to both bedrooms and bathroom, loft access point.

BEDROOM ONE
13'6" x 10'0" (4.12 x 3.06)
Double glazed Georgian-style window to the front, radiator, useful fitted wardrobes.

BEDROOM TWO
12'3" x 6'9" (3.74 x 2.07)
Double glazed Georgian-style window to the rear, radiator.

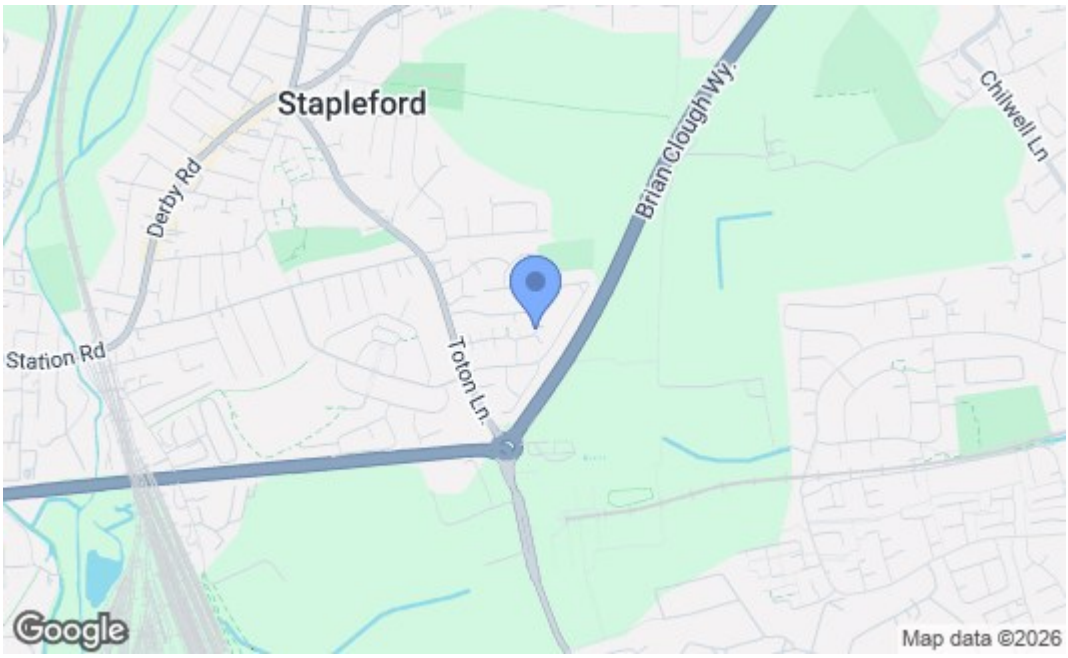
BATHROOM
8'7" x 5'6" (2.64 x 1.69)
Modern white three piece suite comprising panel bath with glass shower screen, mixer tap, electric shower over, wash hand basin with mixer tap, push flush WC. Tiling to the walls, Georgian-style double glazed window to the rear, wall mounted LED lit bathroom mirror, radiator.

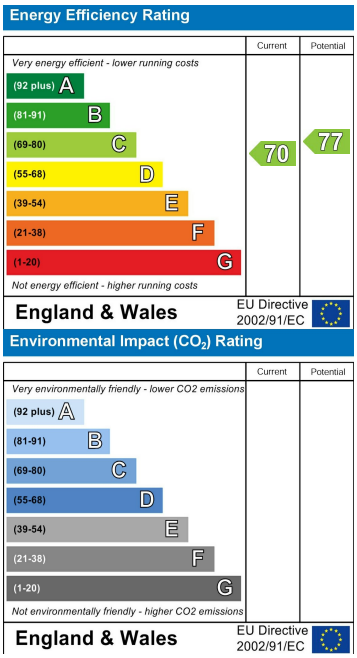
OUTSIDE
To the front of the property there is a shaped pathway providing access to the front entrance door, as well as a front garden lawn.

TO THE REAR
The rear garden is enclosed by timber fencing, the garden is designed for relatively straightforward maintenance being predominantly decorated with chipped bark, two pathways leading into one ending at the foot of the plot where there is a rear access gate. Within the garden there is a planted array of bushes and shrubbery, as well as an external water tap and lighting point.

GARAGE WITHIN BLOCK
The property benefits from a garage within an adjacent block with an up and over door to the front.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Take an eventual left hand turn onto Clarehaven (just prior to the petrol station). As the road bends to the right, take a left turn onto Sunlea Crescent and the property can be found towards the head of the cul de sac 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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