Robert Ellis

look no further. . .

Sherwin Road
Stapleford, Nottingham NG9 8PQ

AN ADAPTED AND EXTREMELY WELL PRESENTED FOUR BEDROOM SEMI DETACHED HOUSE.

Offers Over £285,000 Freehold

0115 949 0044

/robertellisestateagent

@robertellisea

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS ADAPTED WELL PRESENTED FOUR BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises an entrance hall, useful ground floor WC, spacious lounge, kitchen, separate utility area and conservatory. The first floor landing then provides access to four bedrooms and a bathroom suite.

The property also benefits from gas fired central heating, double glazing, off-street parking, conservatory extension to the ground floor and fantastically maintained, generously sized garden space to the rear.

The property is located within close proximity of excellent nearby schooling for all ages, there is also easy access to a good array of nearby transport links such as 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 would suit that of both first time buyers and young/expanding families alike and would highly encourage and internal viewing to fully appreciate.

ENTRANCE HALL
11'10" x 7'10" (3.63 x 2.39)
Composite and double glazed front entrance door, staircase rising to the first floor with decorative open spindle balustrade with useful understairs storage space, radiator, dado rail, laminate flooring, meter cupboard box and doors to living room, utility room and WC.

WC
4'4" x 2'5" (1.33 x 0.74)
Dual system combination push flush WC and wash hand basin with mixer tap. Panelling to dado height and laminate flooring.

LOUNGE
20'4" x 10'9" (6.22 x 3.28)
Double glazed window to the front with fitted blinds, radiator, media points, decorative coving and ceiling roses, feature fire surround incorporating a working open fire.

KITCHEN
12'6" x 8'9" (3.83 x 2.68)
Equipped with a matching range of fitted base and wall storage cupboards with laminate roll top work surfaces incorporating counter-level single sink and draining board with central chrome mixer tap. Space for range cooker with extractor canopy over, plumbing for dishwasher, space for full height fridge/freezer. Double glazed window to the rear, wall panelling, uPVC panel and double glazed door access to the conservatory and Georgian-style French doors opening back around to the lounge.

UTILITY ROOM
8'4" x 6'2" (2.56 x 1.88)
Equipped for plumbing space for washing machine and tumble dryer with roll top work surface space above, double wall mounted storage cabinets, double glazed window to the side, laminate flooring, wall mounted recently installed gas central heating boiler. Georgian-style panel and glazed door providing access to the garage space.

CONSERVATORY
21'6" x 9'7" (6.57 x 2.93)
uPVC double glazed construction with pitched roof, laminate flooring, central heating radiator, wall light points and multiple power outlets. uPVC panel and double glazed door leading through to the kitchen.

FIRST FLOOR LANDING
Doors to all four bedrooms, dado rail, concertina folding door to the bathroom. Loft access point to a partially boarded, lit and insulated loft space.

BEDROOM ONE
12'3" x 10'10" (3.75 x 3.31)
Double glazed window to the front with fitted blinds, radiator.

BEDROOM TWO
12'3" x 10'10" (3.75 x 3.31)
Double glazed window to the front with fitted blinds, radiator.

BEDROOM THREE
8'11" x 7'10" (2.72 x 2.41)
Double glazed window to the rear with fitted blinds, radiator.

BEDROOM FOUR
8'2" x 6'7" (2.50 x 2.02)
Double glazed window to the rear with fitted blinds, radiator, airing cupboard housing the hot water cylinder.

BATHROOM
8'8" x 4'8" (2.65 x 1.43)
Modern white three piece suite comprising spa bath with dual attachment shower over and glass shower screen with waterfall mixer tap, push flush WC and wash hand basin with waterfall style mixer tap and storage cabinets beneath. Decorative wall tiles, tiled floor, two double glazed windows to the rear one of which with fitted blinds, spotlights, extractor fan and chrome heated wall mounted ladder towel radiator.

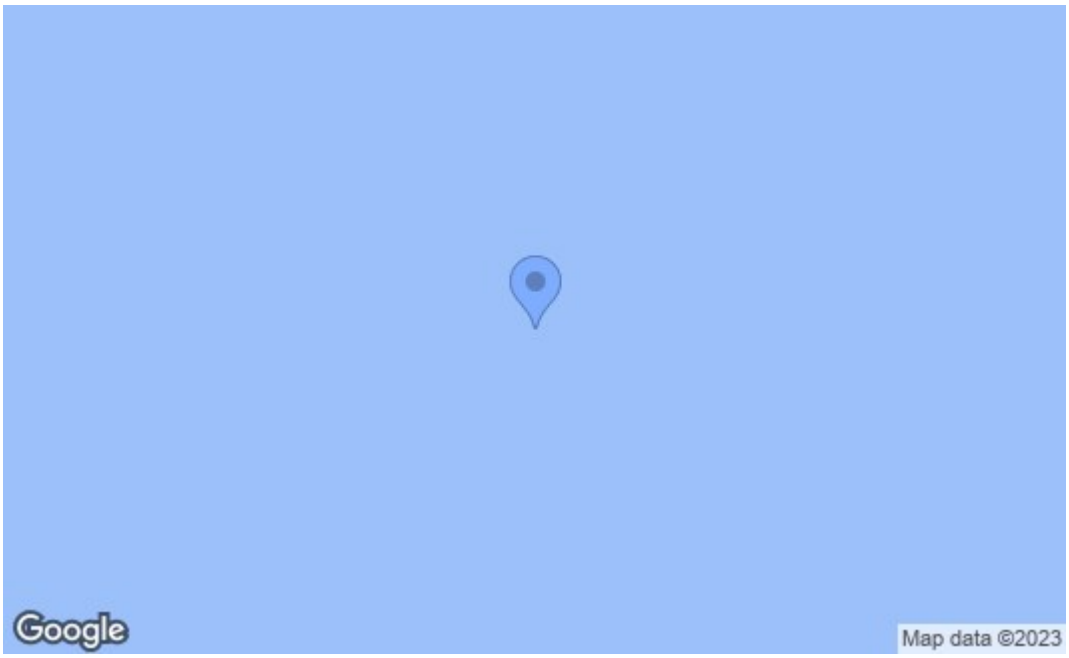
OUTSIDE
To the front of the property there is a lowered kerb entry point to a front driveway providing off-street parking for 2/3 vehicles, access to the front entrance door, double doors into the timber constructed garage area.

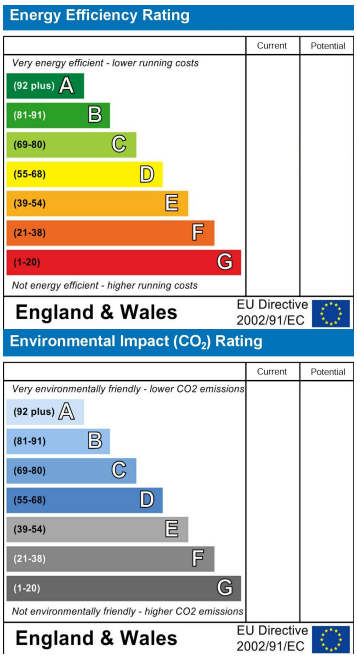
Mortgages

TO THE REAR
The rear garden is of a fantastic size for families being enclosed by timber fencing to the boundary lines, offering an initial good size decked with decking lights entertaining space accessed from the double glazed French doors from the conservatory. This then leads on to a good sized courtyard patio area, offering rear access into the timber garage area. The garden then opens out and is accessed via a gravel pathway to a good sized lawn garden with raised and planted flower borders housing a variety of bushes and shrubbery. To the left hand side of the garden there is a chipped barked play area (ideal for a good sized trampoline). There is an area beyond this currently used as a set up area for a splash pool with further decking area beyond making the most of the moving sun throughout the day. At the foot of the plot there is a raised and elevated timber decking boards and sleepers with a good sized timber summerhouse which measures 2.94m x 2.43m with covered veranda, double doors and windows to the front and sides. The garden offers an outside water tap, power points and lighting.

GARAGE SPACE
19'3" x 7'3" (5.89 x 2.21)
Double opening doors to the front, personal access door to the rear, power and lighting points.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road, Stapleford. Proceed in the direction of Bramcote, before taking an eventual left hand turn onto Ewe Lamb Lane. Take a left hand turn just after the allotments on the left onto Central Avenue and then take a right hand turn onto Sherwin Road. The property can then be found on the left hand side.





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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044