Robert Ellis

look no further...

New Eaton Road
Stapleford, Nottingham NG9 7EF

A PERIOD BAY FRONTED THREE BEDROOM DETACHED FAMILY HOUSE

£219,950 Freehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET, WITH NO UPWARD CHAIN, A PERIOD BAY FRONTED THREE BEDROOM DETACHED FAMILY HOUSE, SITUATED IN THIS POPULAR AND SOUGHT AFTER RESIDENTIAL LOCATION.

With accommodation over two floors comprising entrance porch to entrance hall, bay fronted living room, dining room, kitchen and bathroom to the ground floor. The first floor landing provides access to three bedrooms.

Other benefits to the property include gas fired central heating, double glazing and generous garden.

The property itself sits favourably within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust. There is also easy access to the nearby open space of Queen Elizabeth Park, Archers Field, shops and services within Stapleford town centre and Morrisons Convenience Store on Toton Lane.

For those needing to commute there is also easy access to good road networks and transport links such as the i4 bus route, A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout.

Although requiring a degree of modernisation and improvement, we believe the property would make an ideal first time buy or young family home and highly encourage an internal viewing.

PORCH
3'1" x 2'6" (0.94 x 0.78)
UPVC panel and double glazed front entrance door set in decorative archway and opening through to the entrance hall.

ENTRANCE HALL
12'0" x 3'0" (3.66 x 0.93)
Turning staircase rising to the first floor, radiator and doors to living room and dining room.

LIVING ROOM
13'4" x 12'0" (4.07 x 3.66)
Double glazed bay window to the front, radiator, media points, central chimney breast incorporating five bar gas fire and opening back through to the dining room.

DINING ROOM
12'3" x 12'0" (3.75 x 3.66)
Double glazed windows to the side and rear, radiator, opening through to the living room and door to kitchen.

KITCHEN
12'4" x 9'6" (3.77 x 2.91)
Comprising a range of matching fitted base and wall storage cupboards with roll top work surfaces incorporating sink and draining board with tiled splashbacks. Plumbing and under-counter space for the washing machine, tumble dryer, dishwasher, fridge, freezer and cooker (which all could potentially be available with the sale if required,) double glazed window to the side, UPVC panel and double glazed exit door to garden, radiator and useful understairs storage pantry with shelving. Door to bathroom.

BATHROOM
8'10" x 6'1" (2.7 x 1.86)
Comprising bath with Triton electric shower over, wash hand basin and push-flush w.c. Partial wall tiling, radiator, double glazed window to the rear and boiler cupboard housing the Glow-Worm gas fired central heating boiler with shelving.

FIRST FLOOR LANDING
Double glazed window overlooking the rear garden, access to the loft space, two overhead storage cupboards and walk-in storage cupboard.

BEDROOM 1
11'3" x 8'11" (3.43 x 2.73)
Double glazed window overlooking the rear garden, radiator and fitted mirror fronted sliding door wardrobes to one wall.

BEDROOM 2
11'6" x 9'1" (3.51 x 2.79)
Double glazed window to the front with fitted blinds, radiator and a range of fitted bedroom furniture including wardrobes, drawers, overhead storage cupboards and display shelving.

BEDROOM 3
9'7" x 5'10" (2.94 x 1.8)
Double glazed window to the front, radiator and fitted storage cupboard with shelving and hanging space.

OUTSIDE
To the front of the property there is pedestrian gated entrance and pathway leading down the left hand side of the property, access to the front entrance door and central rockery with decorative gravel chippings. The rear garden is of a good size, benefiting from an initial paved patio area accessed directly from the kitchen door, from which there is then gated pedestrian access leading back round to the front, useful space for timber storage shed and greenhouse, both of which are currently available with the sale, the top shed also having the benefit of lighting. A pedestrian gate then leads through to the rear part of the garden which benefits from two lawn sections, separated by a central paved pathway providing access to the rear of the garden. Towards the rear of the garden there is a brick built barbecue area, rear patio incorporating a second good size timber storage shed, also with the benefit of power and lighting points. The garden is bounded by timber fencing and hedgerows, enjoying a high degree of afternoon sunlight, security light points and water tap.

DIRECTIONAL NOTE
From our Stapleford branch, proceed to The Road traffic lights and turn right onto Toton Lane. Proceed over the brow of the hill, passing the entrance to Fairfield School before taking a right turn onto Brookhill Street. Descent the hill and take an eventual left hand turn onto New Eaton Road where the property can be found on the right hand side, identified by our For Sale Board.

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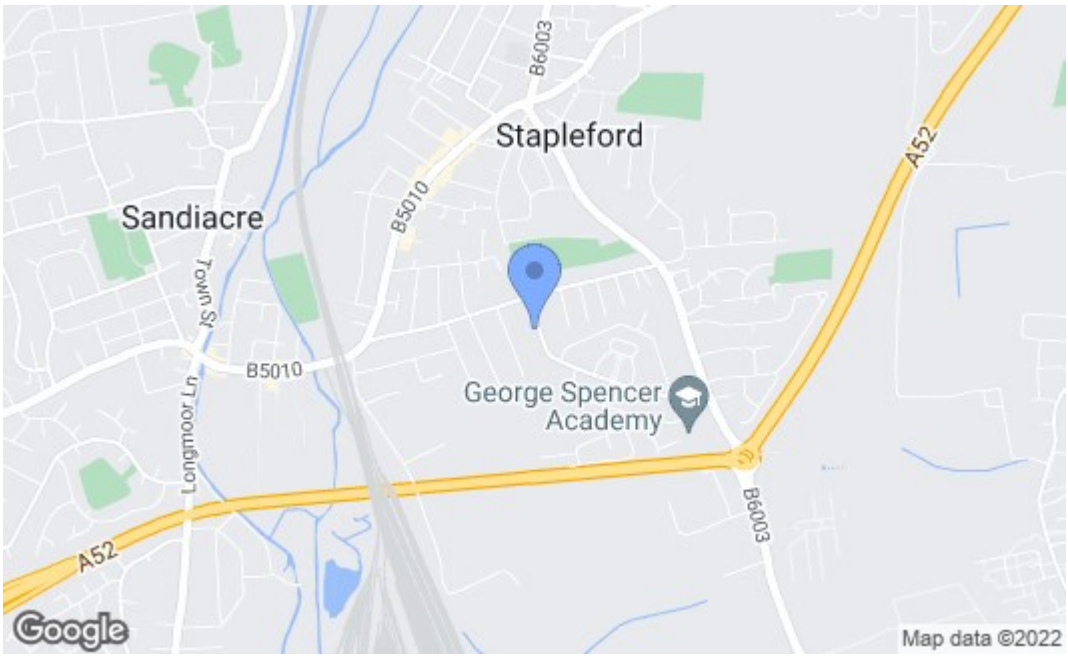

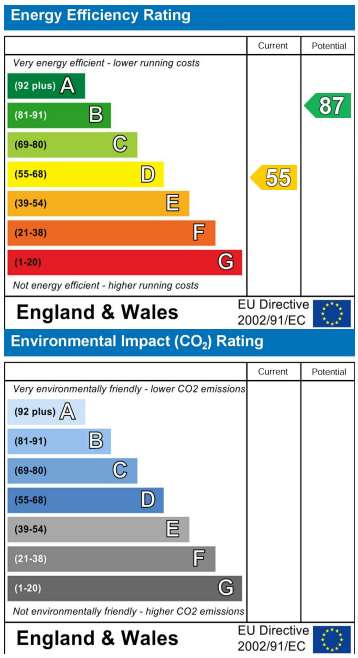

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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