Robert Ellis

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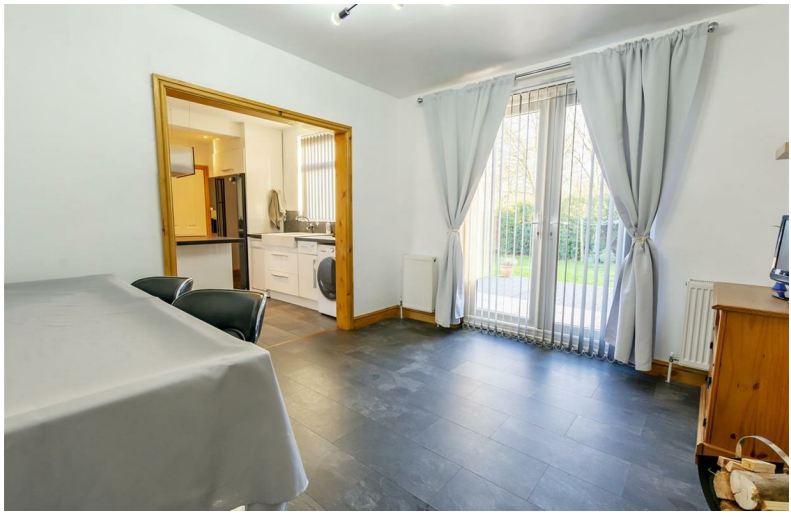

Hickings Lane
Stapleford, Nottingham NG9 8PB

AN ADAPTABLE, 1930S 3/4 BEDROOM
DETACHED FAMILY HOUSE

£335,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET A HANDSOME 1930S, EXTENDED THREE/FOUR BEDROOM DETACHED FAMILY HOUSE, SITUATED IN THIS SOUGHT AFTER AND ESTABLISHED RESIDENTIAL LOCATION, BACKING ONTO HICKINGS LANE PARK.

With adaptable accommodation over two floors comprising entrance hall, bay fronted living room, dining room, kitchen, cloaks/w,c, bedroom/playroom/office and rear lobby to the ground floor. The first floor landing then provides access to three bedrooms and a modern white four piece bathroom.

Further benefits to the property include gas fired central heating from a combination boiler, off-street parking for four cars and generous enclosed garden with gated access to the park beyond.

The property also benefits from being within close proximity of excellent nearby schooling for all ages, the shops, services and amenities within Stapleford town centre and a variety of nearby transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout.

The property also boasts good access to open space and enjoyable nearby walks, as well as access to nearby countryside, such as Trowell, Stanton by Dale, Risley and Dale Abbey.

Based on the adaptable accommodation over two floors, we believe the property would make an ideal long term family home and highly encourage an internal viewing to appreciate the property's position and accommodation on offer.

ENTRANCE HALL
14'8" x 6'4" (4.49 x 1.95)
UPVC panel and double glazed front entrance door with decorative double glazed windows surrounding the doors, set within a feature archway, stairs rising to the first floor, spotlights, doors to living room, ground floor bedroom/playroom and kitchen. Useful understairs storage space and vertical radiator.

LIVING ROOM
13'2" x 12'4" (4.02 x 3.76)
Double glazed bay window to the front, two Victorian style radiators, laminate flooring, media points and inset multi-fuel log and coal burner.

KITCHEN
13'0" x 9'1" (3.98 x 2.77)
Equipped with a range of matching fitted base and wall storage cupboards with square edge work surfaces incorporating four ring counter top induction hob with drop-down extractor canopy over, fitted eye level oven, grill and microwave, integrated pantry style cupboards, double porcelain Belfast style sink unit with central mixer tap and pull-out spray hose, plumbing for washing machine and dishwasher, spotlights, space for American style fridge/freezer with plumbing behind for water inlet, double glazed window to the rear with fitted blinds, tiled floor, door to w.c. and door to lobby.

DINING ROOM
12'5" x 10'11" (3.79 x 3.34)
Double glazed French doors with fitted blinds opening out to the rear garden, two radiators, feature open chimney breast with decorative brick insert and tiled hearth housing log burning fire, ample space for dining table and chairs and opening through to the kitchen.

BEDROOM 4/PLAYROOM/OFFICE
13'1" x 7'11" (4 x 2.42)
Double glazed window to the front with fitted blinds, laminate flooring, radiator, t.v. point, spotlight and loft access point to a partially boarded and insulated loftspace with pull-down loft ladders.

CLOAKS/W.C.
4'7" x 3'3" (1.41 x 1)
Modern white two piece suite comprising push-flush w.c. and floating wash hand basin with central mixer tap, feature wall tiling to dado height, spotlight, radiator, tiled floor to match the kitchen, obscured double glazed window to the side with fitted blind and wall mounted gas fired central heating boiler.

REAR LOBBY
6'1" x 3'1" (1.86 x 0.96)
UPVC panel and double glazed exit door to the garden and tiled floor to match the kitchen.

FIRST FLOOR LANDING
Double glazed window to the side with fitted blinds, door to all bedrooms and bathroom. Loft access point with wooden pull-down ladders to a majority boarded loft space with lighting and insulation.

BEDROOM 1
12'10" x 10'11" (3.93 x 3.34)
Double glazed window with fitted blinds overlooking the rear garden and park beyond. Fittted cloaks cupboard and radiator.

BEDROOM 2
13'4" x 12'5" (4.07 x 3.81)
Double glazed bay window to the front, bay radiator and t.v. point.

BEDROOM 3
6'10" x 6'5" (2.1 x 1.97)
Double glazed window to the front overlooking the gravel driveway with fitted blinds and radiator.

BATHROOM
7'9" x 6'5" (2.38 x 1.97)
Modern white four piece suite comprising freestanding bath with Victorian style mixer tap and hand-held shower attachment, separate corner tiled shower cubicle with Triton electric shower, push-flush w.c. and wash hand basin, fully tiled walls, feature tile effect flooring, vertical radiator, spotlights, extractor fan and double glazed window to the rear with fitted roller blind.

OUTSIDE
To the front of the property is a gravel front driveway providing off-street parking for four cars, decorative rockery wall to the boundary, access to the front entrance door and side access leading through to the rear. The rear garden is of a good size and enclosed for privacy, being predominantly lawned with a paved patio and decked entertaining space to make the most of the afternoon and evening sun during the summer months. timber storage shed, external water supply, lighting point and pedestrian gated access giving private access to the park beyond.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn left onto Church Street. At the bend in the road turn right onto Hickings Lane and the property can be found immediately on the right hand side, identified by our For Sale Board.

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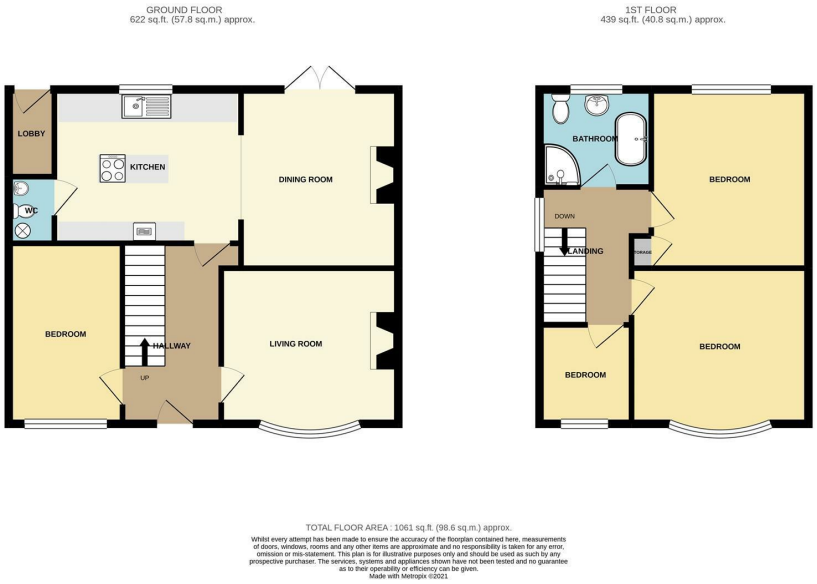

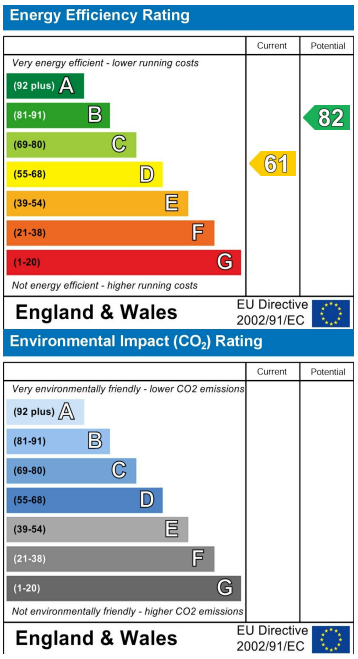

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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