Robert Ellis

look no further. . .

Blake Road
Stapleford, Nottingham NG9 7HL

A THREE BEDROOM DETACHED FAMILY HOUSE.

£275,000 Freehold

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A THREE BEDROOM DETACHED FAMILY HOUSE OFFERED FOR SALE IN A READY TO MOVE INTO CONDITION.

Features of this property include gas fired central heating served from a combination boiler, uPVC double glazed windows throughout, useful cloaks/WC, feature fitted kitchen with built-in appliances and contemporary four piece family bathroom.

Situated within this highly regarded residential suburb, great for families and commuters alike. Schools for all ages, including George Spencer and Fairfield Academies are within walking distance*. The town centre of Stapleford is a short walk away, as is a regular bus service, and for those wishing to commute further afield, the A52 is less than a mile away for Nottingham/Derby, Junction 25 of the M1 motorway and the park and ride for the Nottingham tram.

The property has the benefit of off-street parking, garage and good size rear gardens with a pergola, lawn and even a "secret" garden.

Due to the ever-popular nature of this house type and location, we strongly recommend an early internal viewing to avoid disappointment.

ENTRANCE HALL
Composite double glazed front entrance door, radiator, stairs to the first floor.

CLOAKS/WC
Incorporating a two piece suite comprising wash hand basin and low flush WC. Useful fitted cupboard, double glazed window.

THROUGH LOUNGE/DINING ROOM
23'5" x 11'10" reducing to 9'10" (7.15 x 3.61 reducing to 3)
Flame effect gas fire. Two radiators, double glazed window to the front and double glazed patio door to the rear and pergola.

KITCHEN
11'8" x 8'9" (3.58 x 2.68)
Incorporating a modern fitted range of wall, base and drawer units with wood blockwork surfacing and Belfast sink unit. Built-in electric cooker, fridge/freezer and dishwasher. Feature glass splashbacks, double glazed window and door to rear.

FIRST FLOOR LANDING
Double glazed window, hatch and ladder to partially boarded loft.

BEDROOM ONE
12'5" x 11'9" (3.8 x 3.60)
Cupboard housing a Baxi combination boiler (for central heating and hot water). Radiator, double glazed window to the rear with far reaching views over the surrounding area.

BEDROOM TWO
11'10" x 10'9" (3.63 x 3.30)
Radiator, double glazed window to the front.

BEDROOM THREE
7'8" x 6'11" (2.36 x 2.12)
Radiator, double glazed window to the front.

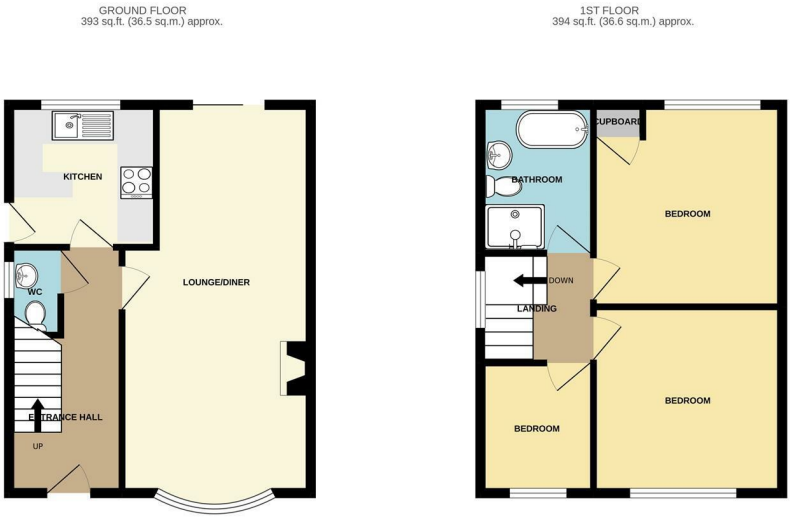
BATHROOM
Incorporating a contemporary four piece suite comprising wash hand basin, low flush WC, bath tub with central waterfall style mixer tap and shower cubicle with twin rose thermostatic controlled shower system. Tiling to walls, heated towel rail, double glazed window.

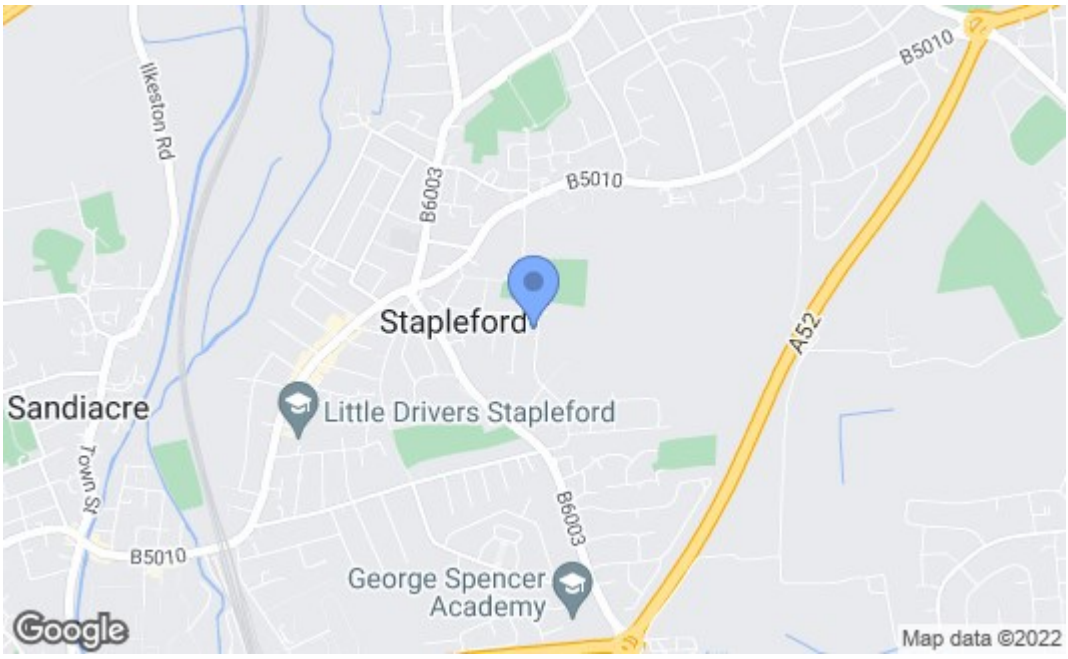
OUTSIDE
To the front the garden is laid to lawn, there is a driveway/car standing which runs along the side of the property to a single garage. The enclosed rear garden is of a good size and comprises a patio area with pergola (great for alfresco dining), steps to lower garden which is laid mainly to lawn a path leading to a further "secret" garden at the foot of the plot offering great privacy.

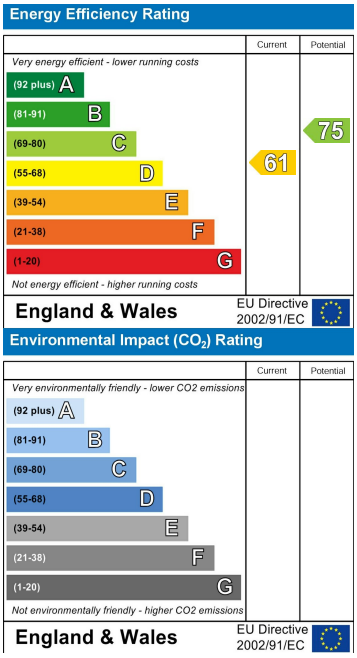
DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn right onto Toton Lane. Turn first left onto Cliff Hill and follow the road around to the right into Windsor Street. Proceed towards the end of the road, bearing right onto Blake Road where the property can be found on the right hand side identified by our For Sale board.

Ref: 7723PS

AGENT'S NOTE
* We recommend that any intending purchaser should make their own enquiries after the current admission policies of the schools mentioned.







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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