Robert Ellis

look no further. . .

Sherwin Road
Stapleford, Nottingham NG9 8PQ

A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE.

Offers Over £200,000 Freehold

Robert Ellis are delighted to bring to the market this spacious three bedroom semi detached house which has fantastic potential for young families and first time buyers to put their own mark upon it. Offered for sale with NO UPWARD CHAIN. The property benefits from gas fired central heating and partial double glazing.

A particular feature of this property is the exceptionally long rear gardens which are attractively landscaped and well maintained and offer a delightful space for families to play, unwind and relax. There is gated off-street parking and a single, double length garage.

The accommodation briefly comprises entrance hall, lounge with separate dining area and breakfast kitchen. First floor landing to three bedrooms, shower room and separate WC.

Situated in this popular residential suburb within easy reach of Stapleford town centre offering a variety of shops and facilities including a recently opened Aldi, Doctor's surgery and regular bus service linking Nottingham and Derby. Schools for all ages are also within easy reach as is many open spaces and play areas.

An internal viewing is recommended to appreciate the potential on offer.

ENTRANCE HALL
12'2" x 8'0" (3.71 x 2.46)
Double glazed window to the front, uPVC panel and double glazed front entrance door, staircase rising to the first floor, radiator, telephone point, meter cupboard, and doors to kitchen and WC.

CLOAKROOM/WC
4'4" x 2'4" (1.34 x 0.72)
Housing a white push flush WC and double glazed window to the side. Fully tiled walls and floor.

LOUNGE
12'2" x 10'9" (3.73 x 3.30)
Flame effect gas fire set with an Adam-style surround and decorative marble insert and hearth, hardwood framed double glazed window to the front (with fitted blinds), coving, radiator, media points and sliding glazed doors to dining room.

DINING ROOM
10'9" x 7'11" (3.29 x 2.42)
Radiator and aluminium double glazed sliding patio door opening out to the rear garden (with fitted vertical blinds), coving, ceiling rose, door to kitchen and sliding doors back to the living room.

BREAKFAST KITCHEN
12'7" x 8'11" (3.85 x 2.73)
Incorporating a range of fitted wall, base and drawer units with roll edge work surfacing and inset stainless steel sink unit with single drainer and mixer tap. Gas cooker point, plumbing for washing machine and dishwasher. Hardwood framed double glazed window to the rear (with fitted roller blind), additional uPVC double glazed window to the rear (with fitted blind), uPVC panel and double glazed exit door to garden, radiator, tiled floor, door back to the hallway and pantry cupboard.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom, hardwood framed double glazed window to the rear overlooking the rear garden (with fitted roller blind), telephone point and loft access point to a partially boarded and insulated loft space via pull down loft ladder.

BEDROOM ONE
12'3" x 10'9" (3.75 x 3.30)
Radiator, hardwood framed double glazed window to the front (with fitted blinds) and fitted overstairs storage cupboard.

BEDROOM TWO
11'3" x 8'11" (3.45 x 2.74)
Hardwood framed double glazed window to the front (with fitted blinds) and radiator.

BEDROOM THREE
9'0" x 8'7" (2.75 x 2.63)
Radiator and sealed unit double glazed window to the rear overlooking the rear garden.

SHOWER ROOM
7'9" x 6'5" (2.38 x 1.96)
Two piece suite comprising wash hand basin with storage cabinets beneath and double sized shower cubicle with mains shower. Aluminium framed double glazed window to the rear (with fitted roller blind), partial wall and floor tiling, decorative splashboards, airing cupboard housing hot water cylinder with shelving space above, panel ceiling and ladder towel radiator.

SEPARATE WC
Housing a white modern push flush WC. Fully tiled walls and floor, uPVC double glazed window to the rear.

OUTSIDE
The property is set back from the road on an enclosed plot with driveway providing ample off-street parking which in turn leads to a sectional concrete sectional single garage. The front garden is designed for low maintenance, being predominantly paved and gravelled, housing a variety of planted bushes and shrubbery. The block paved driveway continues down the right hand side of the property opening out to the rear garden via pedestrian gates. There is an integral door to the side elevation which houses the gas boiler (for central heating purposes). The rear garden is of generous size, enclosed and attractively landscaped with patio giving way to expansive lawn, stepping stone style pathway running through and flanked with colourful borders. There is a further paved central patio area and the pathway continues flanked with lawns and shrubs leading to the foot of the garden. There is a further paved sitting area and a timber garden shed. There is an external lighting point and water tap.

DOUBLE LENGTH DETACHED GARAGE
Up and over door to the front, power and lighting points.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road proceed to the Roach traffic lights. Turn left onto Church Street. Follow the road taking the right fork onto Hickings Lane and proceed past the entrance to the park. Take the second right onto Ryecroft Street and at the "T" junction turn left onto Sherwin Road where the property can be found on the right hand side identified by our For Sale board.

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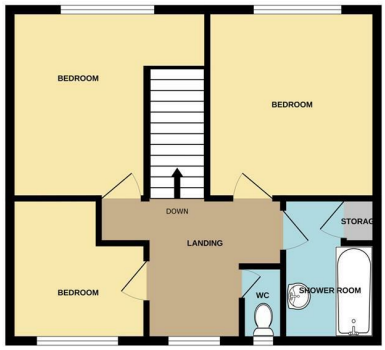

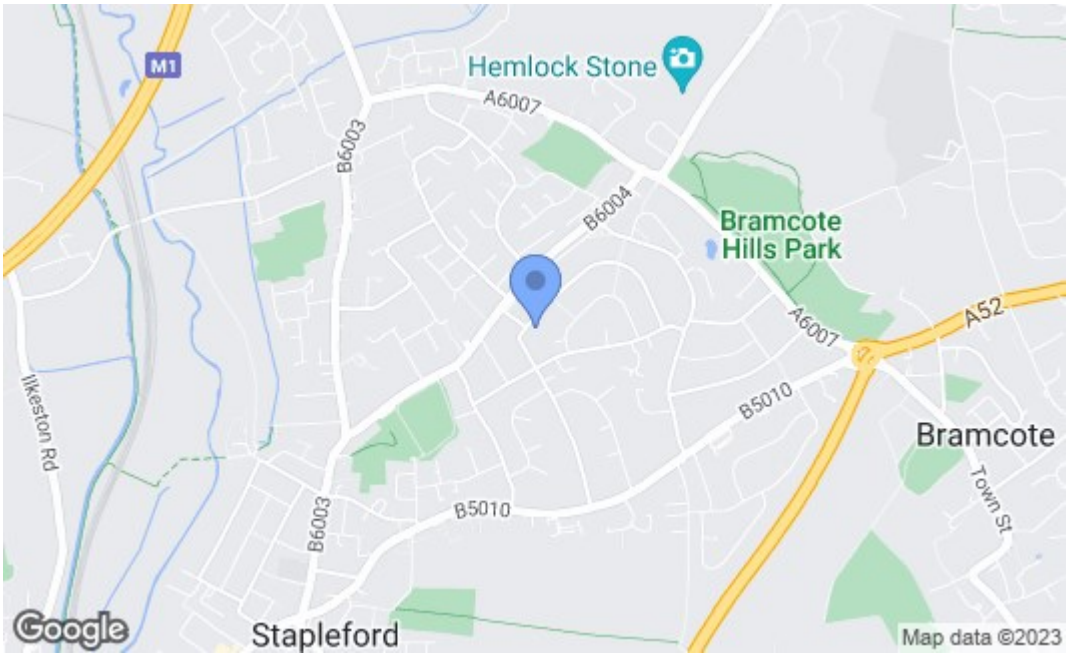

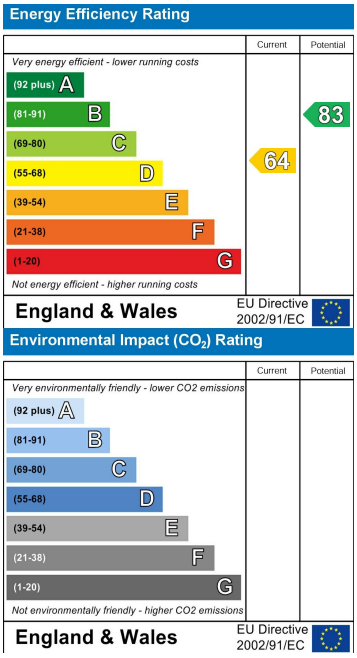

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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