Robert Ellis

*look no further. . .*

# New Eaton Road
# Stapleford, Nottingham NG9 7EL

A THREE BEDROOM SEMI DETACHED HOUSE POSITIONED ON A GENEROUS CORNER PLOT WITH DRIVEWAY & DETACHED GARAGE.

**£249,995 Freehold**

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED CORNER POSITIONED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS FAVOURED AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises a side entrance hallway, spacious bay fronted "L" shaped lounge/diner to the front, breakfast kitchen to the rear with useful pantry and ground floor WC. The first floor landing then provides access to three bedrooms and a bathroom.

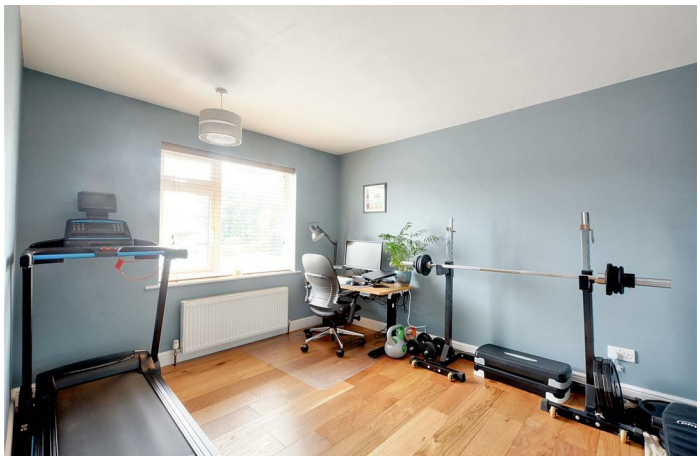
The property also benefits from an upgraded electrical consumer box in 2019, a newly constructed garage in 2021 and a recently replaced combination boiler in 2023.

Other benefits include a generous overall corner plot with gardens to the front, side and rear. There is also off-street parking accessed from Rossell Drive and double glazing throughout.

The property is located within walking distance of excellent nearby schooling for all ages, such as William Lilley, Fairfield and George Spencer. There is also easy access to open countryside and nearby walks, as well as the shops, services and amenities in Stapleford town centre.

For those needing to commute, there are also excellent transport links nearby including the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property would make an ideal first time buy or young family home and we therefore highly recommend an internal viewing.



ENTRANCE HALL
10'7" x 6'6" (3.24 x 2.00)
uPVC panel and double glazed side entrance door, staircase rising to the first floor, useful understairs storage space, laminate flooring, radiator. Doors to lounge/diner and kitchen.

"L" SHAPED LOUNGE/DINER
17'9" x 18'0" (5.43 x 5.50)
Double glazed bay window to the front (with three individually fitted Roman blinds), additional double glazed window to the side (with fitted matching Roman blind), radiator, laminate flooring, media points, central chimney breast incorporating stone effect wall hung electric fire.

BREAKFAST KITCHEN
12'3" x 12'0" (3.74 x 3.66)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with marble effect square edge work surfaces incorporating inset one and a quarter bowl sink unit with central mixer tap, range cooker (included in the sale) with curved extractor fan over, space for full height fridge/freezer, plumbing for washing machine, integrated dishwasher, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes, vertical radiator, tiled floor, spotlights. Doors to the walk-in pantry and WC. uPVC panel and double glazed exit door leads to the outside, double glazed window to the rear (with fitted Roman blind).

PANTRY
5'8" x 2'5" (1.75 x 0.75)
Double glazed window to the side, recently replaced and upgraded electrical wall mounted consumer box, fixed shelving, (matching to the kitchen) tiled floor.

WC
5'4" x 2'8" (1.63 x 0.82)
Dual cistern push flush WC with wash hand basin and cold feed water tap above, (matching to the kitchen) tiled floor, latched door and double glazed window to the side.

FIRST FLOOR LANDING
Double glazed window to the side, doors to all bedrooms and bathroom. Loft access point to a partially boarded and insulated loft space, useful double storage cupboard.

BEDROOM ONE
13'7" x 11'4" (4.15 x 3.47)
Double glazed windows to the front (both with fitted blinds), radiator, wooden flooring.

BEDROOM TWO
11'5" x 11'3" (3.50 x 3.45)
Double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator, wooden flooring.

BEDROOM THREE
8'6" x 7'11" (2.60 x 2.43)
Double glazed window to the front (with fitted blinds), radiator, wooden flooring.

BATHROOM
7'10" x 5'4" (2.41 x 1.65)
Modern white three piece suite comprising "P" shaped spa bath with glass shower screen and mains spa jet shower with additional handheld shower attachment. Wash hand basin with waterfall style mixer tap, push flush WC. Contrasting wall tiles, double glazed window to the rear (with fitted blinds), spotlights, extractor fan, chrome ladder towel radiator.

OUTSIDE
The property sits on a generous overall corner plot with gardens to the front, side and rear. The front and side gardens are predominantly lawned, enclosed with hedgerows to the boundary line, offering privacy from the roadside. Side entrance pedestrian gate and pathway linking to the side entrance door, external lighting, stepping stone style pathway then provides access to a secondary pedestrian gate set within a decorative brick archway providing access into the rear garden. A further lockable gate then provides access onto the side driveway.

REAR GARDEN
The rear garden is enclosed by both brick wall and timber fencing to the boundary line with concrete posts and gravel boards. There is a shaped patio area (ideal for entertaining), stepping stone pathway providing access to the side garage door, shaped lawn, raised flowerbeds, external lighting point, water tap.

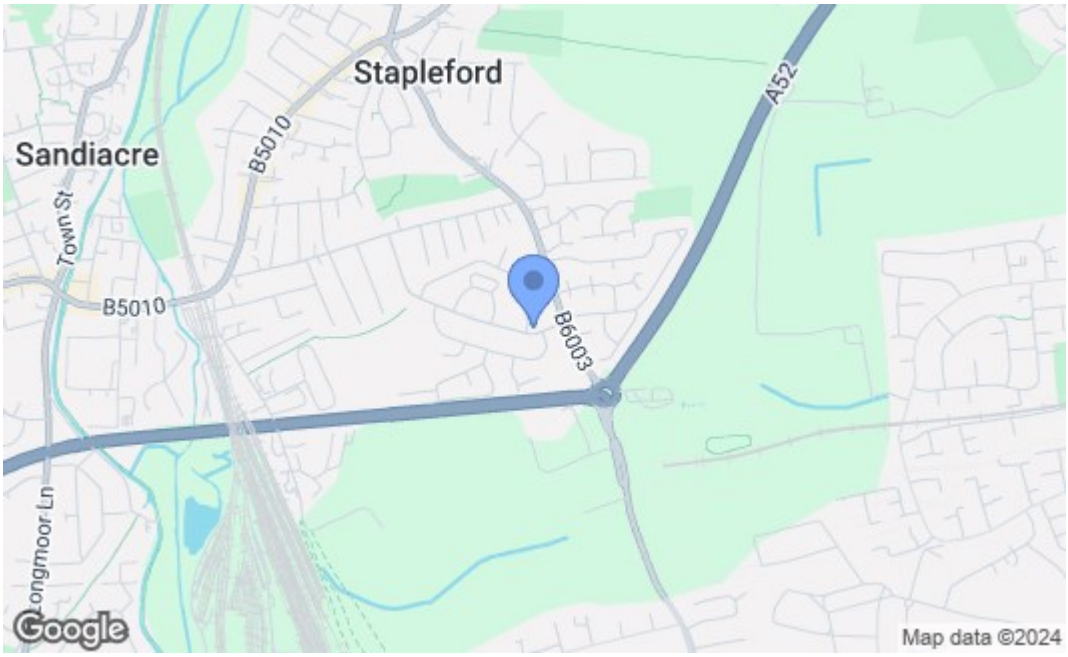
DRIVEWAY
The driveway is accessed from the neighbouring road of Rossell Drive. There is a side by side driveway providing off-street parking for two cars which then offers access to the detached garage (re-built in 2021). External lighting.

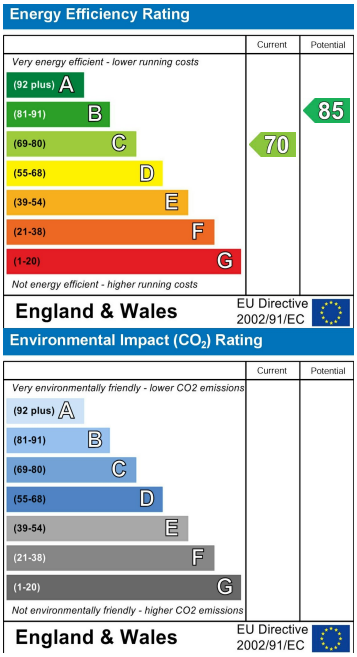
GARAGE
17'5" x 9'0" (5.32 x 2.76)
Replaced in 2021. Up and over door to the front, side door, power and lighting points, double glazed side window.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield school and descend in the direction of the A52 roundabout. Take a right hand turn opposite the Morrisons petrol station onto New Eaton Road and the property can then be found on the right hand side, identified by our For Sale board on the corner of New Eaton Road and Rossell Drive.

COUNCIL TAX
Broxtowe Borough Council Band A

Material Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating - combination boiler
Septic Tank – No
Broadband – Yes
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No




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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