Robert Ellis

look no further...

Blake Road

Stapleford, Nottingham NG9 7HP

AN EXTENDED THREE BEDROOM SEMI DETACHED HOUSE.

£270,000 Freehold

WE ARE PLEASED TO OFFER FOR SALE THIS EXTENDED THREE BEDROOM SEMI DETACHED HOUSE.

What sets this property apart from many are three fantastic features. The first being a contemporary open plan family dining kitchen with a high quality range of units and built-in appliances. The second is a conservatory which has a feature log burner so it can be used all year round enjoying aspects over the garden and the third feature, the garden, larger than average great for families of all ages to enjoy.

The property is centrally heated from a combination boiler and has uPVC double glazed windows throughout, has a useful cloaks/WC as well as a contemporary family bathroom with "L" shaped shower bath and ample off-street parking.

Situated within this highly regarded residential suburb, great for families and commuters alike. Schools for all ages are within walking distance, including Fairfield and George Spencer Academies. There is great open space nearby, with Victoria Park also within walking distance, as is the town centre of Stapleford and a regular bus service.

For those wishing to commute, the A52 for Nottingham/Derby and Junction 25 of the M1 motorway are a short drive away and also the Nottingham tram park and ride.

A superb property for families and couples alike and we strongly recommend an early internal viewing to avoid disappointment.

ENTRANCE HALL
Double glazed front entrance door, stairs to the first floor and door to lounge.

LOUNGE
13'5" x 12'11" (4.10 x 3.94)
Inset cast iron wood burner. Radiator, double glazed window to the front.

DINING KITCHEN
16'6" x 10'9" (5.03 x 3.28)
Incorporating a modern and contemporary fitted range of wall, base and drawer units with handle-free high gloss door fronts, roll edge work surfacing. Inset ceramic sink unit with single drainer. Built-in electric double oven, integrated dishwasher, washing machine, fridge and freezer. Island unit and breakfast bar with inset halogen electric hob. Table and chair space, feature wall mounted radiator, double glazed window to the side and double glazed window and French doors opening to the conservatory.

CONSERVATORY
12'11" x 13'0" (3.94 x 3.97)
With a feature contemporary cast iron log burner. Double glazed windows and door to rear garden, door to utility which gives access to cloaks/WC.

CLOAKS/WC
Incorporating a two piece suite comprising wash hand basin and low flush WC.

FIRST FLOOR LANDING
Double glazed window, hatch and ladder to mostly boarded loft which houses the gas combination boiler (for central heating and hot water).

BEDROOM ONE
12'11" x 9'10" (to wardrobes) (3.95 x 3 (to wardrobes))
Fitted sliding door wardrobes to one wall. Radiator, double glazed window to the front.

BEDROOM TWO
10'7" x 9'10" (3.24 x 3)
Radiator, double glazed window to the rear.

BEDROOM THREE
9'10" (max) x 6'4" (3 (max) x 1.95)
Fitted cabin bed with storage under and wardrobe. Radiator and double glazed window to the front.

FAMILY BATHROOM
Incorporating a modern contemporary three piece suite comprising wash hand basin and vanity unit, low flush WC and "L" shaped shower bath with thermostatic controlled shower over. Shower screen. Tiling to walls, radiator, double glazed window.

OUTSIDE
The property is set back from the road with a hedged-in front garden to enhance privacy and laid to lawn with an attractive tree. Block paved driveway providing ample off-street parking to the front and side of the property with gated pedestrian access leading to the rear. The rear garden is enclosed and of generous size laid mainly to lawn, attractive circular patio seating area with ornamental stone retaining wall with bedding behind. There are further flower and shrub beds and large garden shed at the foot of the plot.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to the Roach traffic lights. Turn right onto Toton Lane. At the brow of the hill, turn left onto Blake Road and follow the road around to the left where the property can be found on the right hand side identified by our For Sale board.

Ref: 7681PS

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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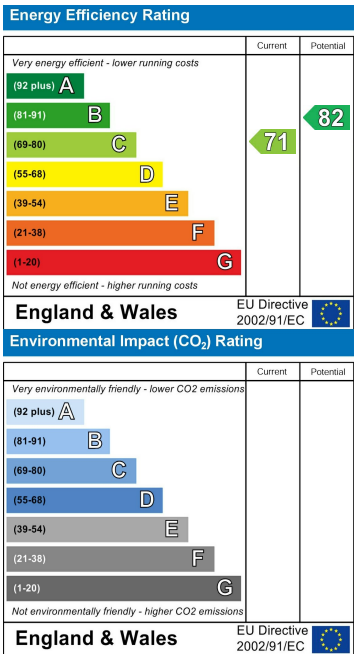

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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