



Borlace Crescent  
Stapleford, Nottingham NG9 7EH

**£269,950 Freehold**



SITUATED AT THE HEAD OF A CUL DE SAC ON A LARGER THAN AVERAGE GARDEN PLOT IS THIS THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE IN A 'READY TO MOVE INTO' CONDITION.

This fantastic family house has features including a large uPVC double glazed conservatory, double glazing throughout and gas fired central heating served from a combination boiler. There is a useful ground floor cloaks/WC and utility room.

This property offers a tremendous amount of outdoor space with block paved forecourt providing parking for several vehicles, and large rear gardens with patio and lawns. There is a purpose built timber cabin offering a useful space which could be adapted to provide for a workshop, home gym, bar, etc and has a covered veranda.

Situated in this highly regarded residential suburb, convenient for families and commuters alike. Close by are schools for all ages including Fairfield and George Spencer Academy which are within walking distance. The A52 is a short drive away which links Nottingham and Derby, as well as Junction 25 of the M1 motorway, and the park and ride for the Nottingham tram.

We strongly recommend an early internal viewing to avoid disappointment.



## ENTRANCE HALL

uPVC double glazed front entrance door, radiator, luxury vinyl tiled flooring that runs throughout the ground floor.

## CLOAKS/WC

Housing a low flush WC, double glazed window.

## UTILITY ROOM

8'4" x 6'0" (2.56 x 1.84)

Plumbing and space for washing machine, space for tumble dryer, work surfacing, double glazed window and door to the side.

## KITCHEN

12'7" x 8'10" (3.84 x 2.71)

Incorporating a fitted range of wall, base and drawer units with square edge work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Recess housing Leisure gas/electric range style cooker with extractor hood over. Breakfast bar, radiator, plumbing and space for dishwasher, cupboard housing gas combination boiler (for central heating and hot water). Double glazed window to the side, double glazed door to conservatory and door to lounge/dining room.

## LOUNGE/DINING ROOM

25'4" (into bay) x 10'9" (7.74 (into bay) x 3.3)

Two radiators, double glazed bay window to the front and double glazed French doors leading to the conservatory.

## CONSERVATORY

18'3" x 9'6" (5.57 x 2.9)

Radiator, uPVC double glazing and uPVC double glazed French doors leading to the rear garden.

## FIRST FLOOR LANDING

uPVC double glazed window, hatch and ladder to boarded loft.

## BEDROOM ONE

10'9" x 12'0" (3.3 x 3.67)

Wardrobe recess, radiator, double glazed window to the front.

## BEDROOM TWO

11'1" x 9'2" (plus recess) (3.4 x 2.8 (plus recess))

Radiator, double glazed window to the front.

## BEDROOM THREE

8'7" x 8'11" (2.63 x 2.72)

Radiator, double glazed window to the rear.

## FAMILY BATHROOM

7'9" x 9'6" (2.37 x 2.92)

Incorporating a modern and contemporary four piece suite comprising wash hand basin with vanity unit, low flush WC, twin end bath tub with waterfall central mixer tap with hand held shower rose. Large walk-in shower cubicle with feature twin rose thermostatic controlled shower system, including drench shower. Partially tiled walls, floor heater towel rail, double glazed window.

## OUTSIDE

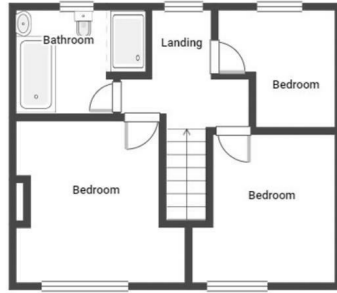
The property is set back from the road at the head of a cul de sac. To the front there is a paved forecourt providing parking for several vehicles, fence to two sides with gated pedestrian access leading to the rear garden. The large rear gardens offer a fantastic place for families to relax, unwind and play. There is a block paved patio area surrounding the conservatory with brick retaining dwarf wall, steps and pathway leading to the main garden which is laid to lawn, flanked with shrub borders. The pathway leads to a garden building which has a veranda and at the foot of the plot there is a raised deck terraced area. Beyond the garden building is a sectional concrete constructed shed with power.

## GARDEN BUILDING

20'4" x 12'10" (6.2 x 3.93)

Constructed of timber with light and power, the garden building offers great potential to be converted into a home bar, gym, etc. It also benefits from a covered veranda, great for alfresco dining.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.