Robert Ellis

look no further. . .

The Vista
Stapleford, Nottingham NG9 7ES

A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£210,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS SOUGHT AFTER, POPULAR RESIDENTIAL CATCHMENT LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, spacious dual aspect lounge, and kitchen. The first floor landing then provides access to three bedrooms, bathroom and separate WC.

The property also benefits from gas fired central heating from a combination boiler, double glazing, and both front and rear gardens.

The property is located in this established and sought after residential catchment location within close proximity of excellent nearby schooling for all ages, such as William Lilley, Fairfield and George Spencer. There is also easy access to good commuter links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

Also nearby is ample outdoor space, including that of Archer's Field and Queen Elizabeth Park which boasts hard court and grass tennis courts, bowling green, football area and children's play park.

We believe the property will make an ideal first time buy or family home. We highly recommend an internal viewing.

ENTRANCE HALL
12'0" x 7'11" (3.67 x 2.42)
uPVC panel and double glazed front entrance door with double glazed windows to either side of the door, radiator, useful understairs storage space, telephone point, meter cupboard, doors to the lounge, kitchen and WC.

WC
4'3" x 2'5" (1.30 x 0.74)
Housing a push flush WC, double glazed window to the side.

THROUGH LOUNGE
20'9" x 10'9" (6.33 x 3.28)
A dual aspect, bright and airy lounge with double glazed windows to both the front and the rear (with fitted blinds), radiators to each half of the room, media points.

KITCHEN
12'7" x 10'11" (3.86 x 3.33)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with marble style roll top work surfaces incorporating one and a half bowl sink unit with draining board and central mixer tap. Fitted four ring hob with extractor over and oven beneath, tiled splashbacks, plumbing space for under-counter washing machine, dishwasher, as well as space for a tall fridge/freezer and tumble dryer, further under-counter appliance space/breakfast bar area, radiator, laminate effect flooring, glass fronted crockery cupboards, open shelving, double glazed window to the rear, additional window to the side (not double glazed), boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes.

FIRST FLOOR LANDING
Double glazed window to the rear (with fitted blinds), radiator, telephone point (making this an ideal study area), doors to all bedrooms, bathroom and WC, loft access point to an insulated loft space and useful storage closet.

BEDROOM ONE
12'9" x 12'3" (3.90 x 3.75)
Double glazed window to the front, radiator, telephone point.

BEDROOM TWO
11'3" x 10'10" (3.45 x 3.31)
Double glazed window to the front, radiator.

BEDROOM THREE
8'9" x 7'11" (2.69 x 2.43)
Double glazed window to the rear (with fitted blinds), radiator.

BATHROOM
6'0" x 5'7" (1.85 x 1.71)
Two piece suite comprising panel bath with mains shower over, wash hand basin. Partial tiling to the walls, two double glazed windows to the rear, radiator, wall mounted bathroom cabinet, built-in shelving.

SEPARATE WC
4'11" x 2'8" (1.51 x 0.82)
Housing a push flush WC, double glazed window to the rear.

OUTSIDE
To the front of the property there is a pedestrian entrance gate with pathway leading to the front entrance door, as well as side access leading into the rear. The front garden is split into two shaped lawn areas with planted flowerbeds/borders housing a variety of bushes and shrubbery.

TO THE REAR
The rear garden is enclosed by timber fencing and hedgerows to the boundary line incorporating an initial paved patio seating area (ideal for entertaining), matching pathway then provides access to the foot of the plot. The rear garden is predominantly lawned either side of the pathway with a rear planted flowerbed housing a variety of bushes and shrubbery, and to the foot of the plot is a storage shed. Within the garden there is a water tap and lighting point.

EXTERNAL BRICK STORE
7'1" x 6'4" (2.18 x 1.94)
Light and power.

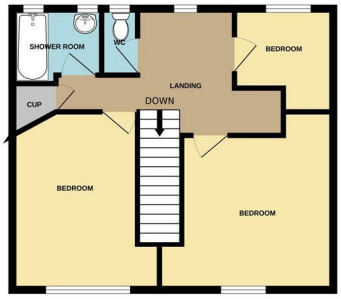
AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.

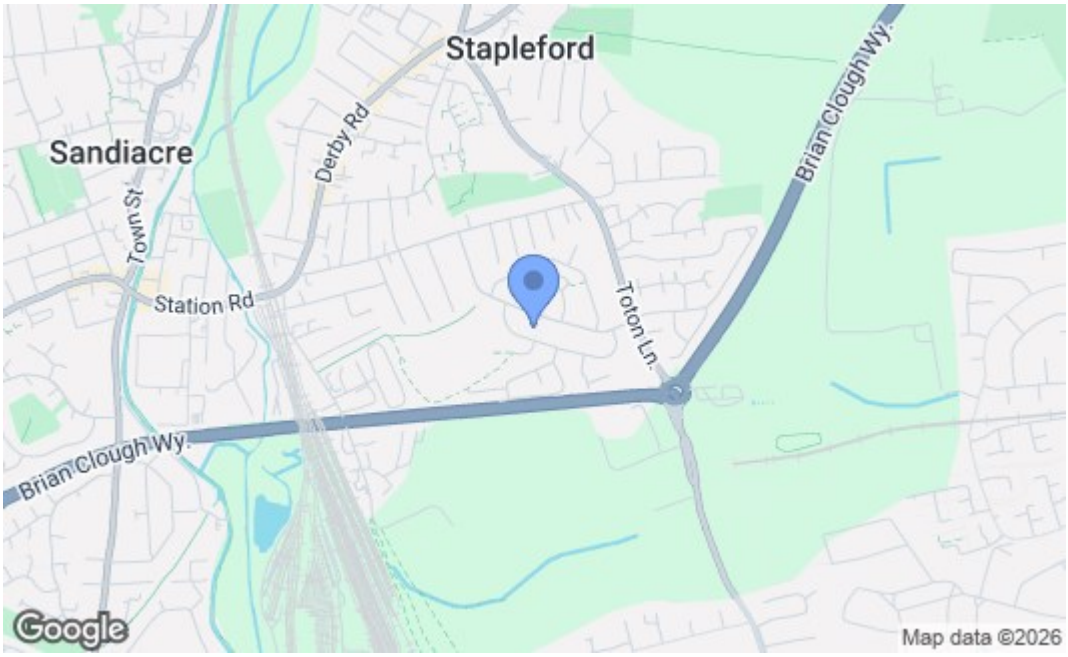
DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the brow of the hill, passing the entrance to Fairfield School and take a right hand turn onto Brookhill Street. Descend the hill and take an eventual left hand turn onto New Eaton Road and continue until you arrive at The Vista on the right hand side. The property can then be accessed via the pedestrian pathway, identified by our For Sale board.

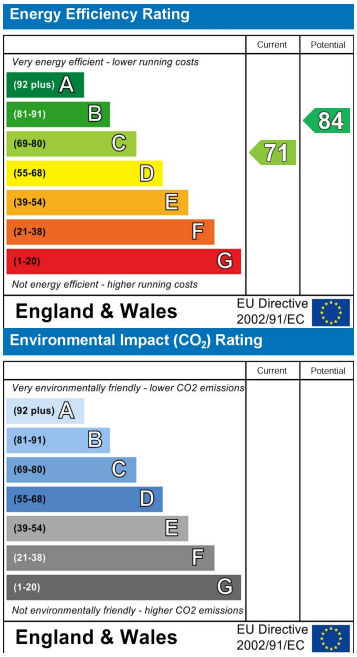
Robert Ellis
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR







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.