Robert Ellis

look no further. . .

Sherwin Road
Stapleford, Nottingham NG9 8PQ

A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE.

£275,000 Freehold

We have pleasure in offering For Sale this traditional three bedroom semi detached house offered for sale in a ready to move into condition.

Behind this traditional facade lies a modern and contemporary home with features including a recently replaced stylish "L" shaped breakfast kitchen with built-in appliances including induction hob, double oven and dishwasher. There is a through lounge/diner, cloaks/WC and the property benefits from gas fired central heating served from a combination boiler and double glazed windows throughout.

Further features of the property include a recently re-laid block paved forecourt providing parking for three vehicles and the gardens are of generous size offering family friendly space laid mainly to lawn.

Situated in this popular and established residential suburb within Stapleford conveniently placed close to the borders of Bramcote and within easy reach of local schools for all ages, open space, playing fields, bus service and the town centre of Stapleford. For those wishing to commute further afield, the A52 for Nottingham/Derby and Junction 25 of the M1 motorway is a few minutes drive away.

A fantastic home for first time buyers, young families and commuters alike. An early internal viewing comes highly recommended.

ENTRANCE HALL
Double glazed front entrance door, stairs to the first floor, doors to lounge, cloaks/WC and kitchen.

CLOAKS/WC
Housing a low flush suite, double glazed window.

THROUGH LOUNGE/DINER
20'8" x 10'9" (6.31 x 3.30)
Contemporary electric flame effect fire, two radiators, double glazed windows to the front and rear.

DINING KITCHEN
17'8" reducing to 8'10" x 12'7" reducing to 6'2" (5.41 reducing to 2.70 x 3.84 reducing to 1.88)
Incorporating a modern and contemporary fitted range of wall, base and drawer units with work surfacing and inset single bowl sink unit with single drainer. Built-in double oven, induction hob and extractor hood over. Integrated dishwasher and appliance space. Utility area with plumbing and space for washing machine and tumble dryer. Double glazed windows to the side and rear. Double glazed rear exit door.

FIRST FLOOR LANDING
Double glazed window, doors to bedrooms, bathroom and WC.

BEDROOM ONE
12'3" x 10'9" (3.74 x 3.28)
Radiator, double glazed window to the front.

BEDROOM TWO
11'3" x 8'11" increasing to 10'10" (3.45 x 2.73 increasing to 3.32)
Radiator, double glazed window to the front.

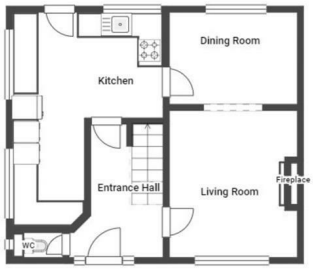
BEDROOM THREE
8'10" x 8'7" reducing to 6'0" (2.71 x 2.63 reducing to 1.83)
Radiator, double glazed window to the rear.

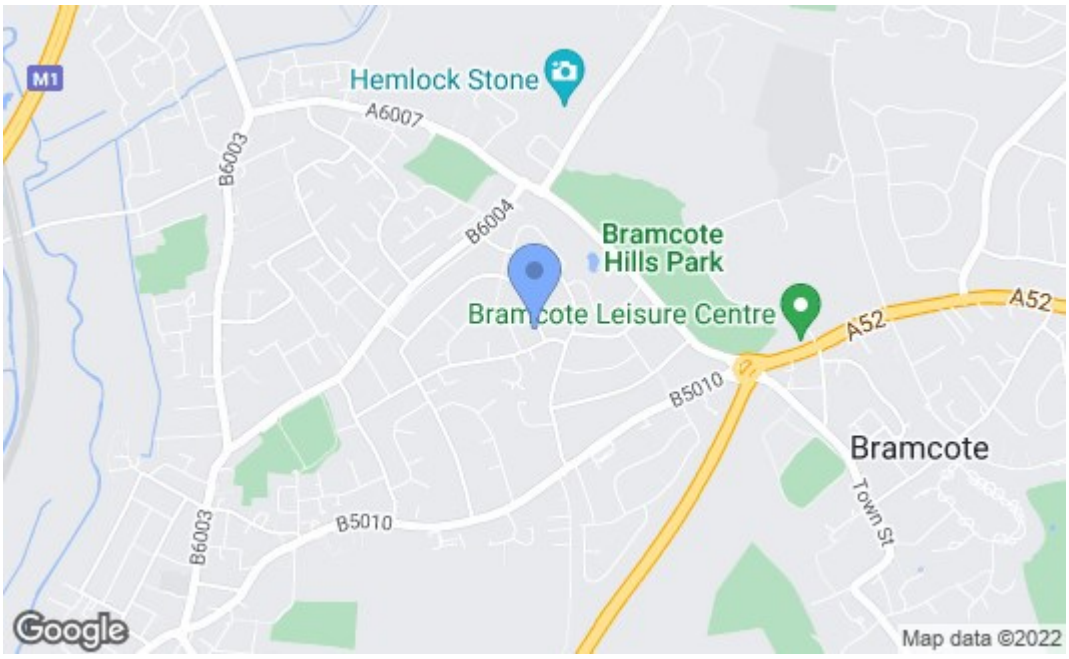
BATHROOM
6'8" x 4'7" (2.04 x 1.41)
Incorporating a two piece suite comprising wash hand basin with vanity unit and panel bath with screen and twin rose thermostatic controlled shower system. Built-in linen cupboard housing gas combination boiler (for central heating and hot water). Radiator, double glazed window.

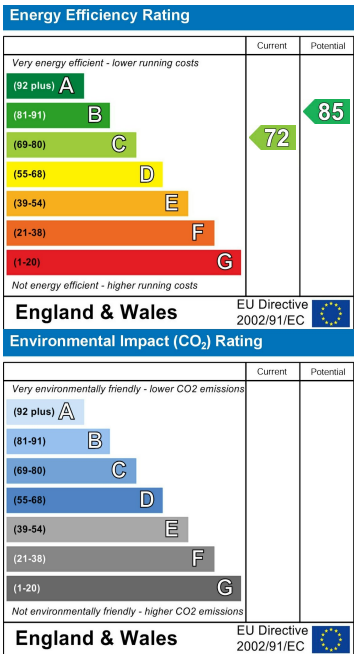
SEPARATE WC
Housing a low flush WC, double glazed window.

OUTSIDE
The property is situated on a generous plot, modern block paved forecourt providing parking for three vehicles, there is a fence and gate at the side of the property leading to a paved area beyond which opens to the main rear garden which is of generous size with expansive lawn and family friendly.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Continue straight on to Nottingham Road, Stapleford. Follow the road, passing Sandicliffe and at the border of Bramcote turn left onto Ewe Lamb Lane. Follow the road along, passing the allotments on the left and taking the next available left onto Central Avenue. Turn first right onto Sherwin Road where the property can be found on the left hand side.
Ref. 7543PS







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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