Robert Ellis

look no further. . .

Blake Road
Stapleford, Nottingham NG9 7HN

A TWO/THREE BEDROOM CHALET STYLE DETACHED HOUSE.

Offers Over £250,000 Freehold

0115 949 0044

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND WELL APPOINTED TWO/THREE BEDROOM DETACHED CHALET STYLE HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors comprising entrance hall, full width to the front living room making the most of the far reaching views, downstairs bedroom/dining room, kitchen and bathroom to the ground floor. The first floor landing then provides access to two bedrooms with the front bedroom benefitting from a two piece cloaks/WC cupboard.

Other benefits to the property include gas fired central heating from a recently installed central heating boiler, uPVC double glazing (front windows fitted in 2021), kitchen appliances under 12 months old, off-street parking via a front and side tarmac driveway, in turn leading to a covered carport and garage to the rear.

The rear garden has been well designed and landscaped offering a high degree of privacy whilst offering an easy to maintain space.

The property sits favourably within this well established and sought after location at the top of Stapleford Hill making the most of the far reaching views from the living room and front bedroom windows. The property is within easy reach of the shops and services within the nearby town centre, good transport links via the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

If required, there is also access to excellent nearby schooling including William Lilley, Fairfield and George Spencer Academy Trust.

We believe that the property will make and ideal family home and highly recommend an internal viewing.

ENTRANCE HALL
19'5" x 5'10" (5.92 x 1.79)
Composite and double glazed side entrance door with fixed double glazed windows to either side of the door with telephone point, solid engineered wood flooring, staircase rising to the first floor with useful understairs storage cupboard housing the gas and electricity meters, internal doors to living room, kitchen and bathroom, as well as dining room/bedroom three.

LIVING ROOM
20'4" x 12'11" (6.22 x 3.95)
Double glazed picture window the front with fitted blinds (certainly making the most of the views beyond), solid engineered wood flooring, wall light points, three radiators with radiator covers, feature fire surround with wooden display insert, coving and media points.

KITCHEN
11'10" x 9'1" (3.63 x 2.78)
Equipped with a matching range of oak base and wall storage cupboards with roll top work surfaces incorporating a circular bowl sink unit with matching draining board and spray hose swan-neck mixer tap, fitted counter-level five ring gas hob with extractor over and electric oven beneath, undercounter wine cooler, integrated eye-level microwave, in-built dishwasher, fridge and freezer, and washing machine. Double glazed window to the rear with fitted roller blind, vertical radiator and UPVC panel and double glazed exit door to the garden.

BEDROOM THREE/DINING ROOM
12'5" x 10'11" (3.81 x 3.35)
Double glazed window to the rear with fitted blinds (both vertical and Roman), radiator, coving, laminated flooring and a range of fitted cupboards and drawers.

BATHROOM
8'7" x 5'10" (2.64 x 1.78)
Modern white three piece suite refitted in 2021 comprising bath with foldaway glass shower screen and mains run Aqua-Lisa shower over, wash hand basin with mixer tap and storage cupboards beneath, hidden cistern push flush WC, double glazed window to the side with fitted blinds, chrome heated ladder towel radiator, partial wall tiling and spotlights.

FIRST FLOOR LANDING
Useful eaves storage cupboard, doors to both bedroom and boiler cupboard housing the gas fired central heating combination boiler (for central heating and hot water purposes).

BEDROOM ONE
12'10" x 10'10" (3.93 x 3.31)
Double glazed window to the front with fitted blinds making the most of the far reaching views beyond towards Cloudside Farm and "Cardboard Hill" in Sandiacre, radiator and double doors to cloaks/WC.

CLOAKS/WC
3'10" x 2'6" (1.17 x 0.78)
Two piece suite comprising push flush WC and wash hand basin with mixer tap.

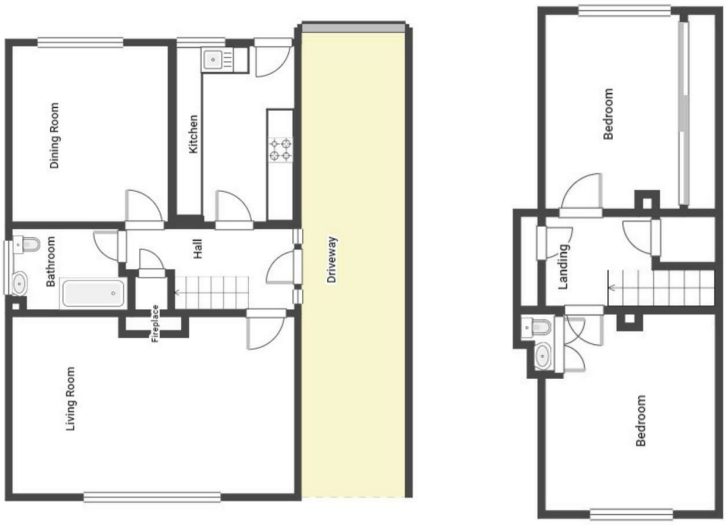
BEDROOM TWO
12'0" x 8'10" (3.68 x 2.71)
Double glazed window to the rear overlooking the rear garden with fitted Roman blinds, radiator and full width to one wall sliding door mirror-fronted wardrobes providing storage, shelving and hanging space, beyond which there is access further into the eaves storage space, which runs the full length of the property.

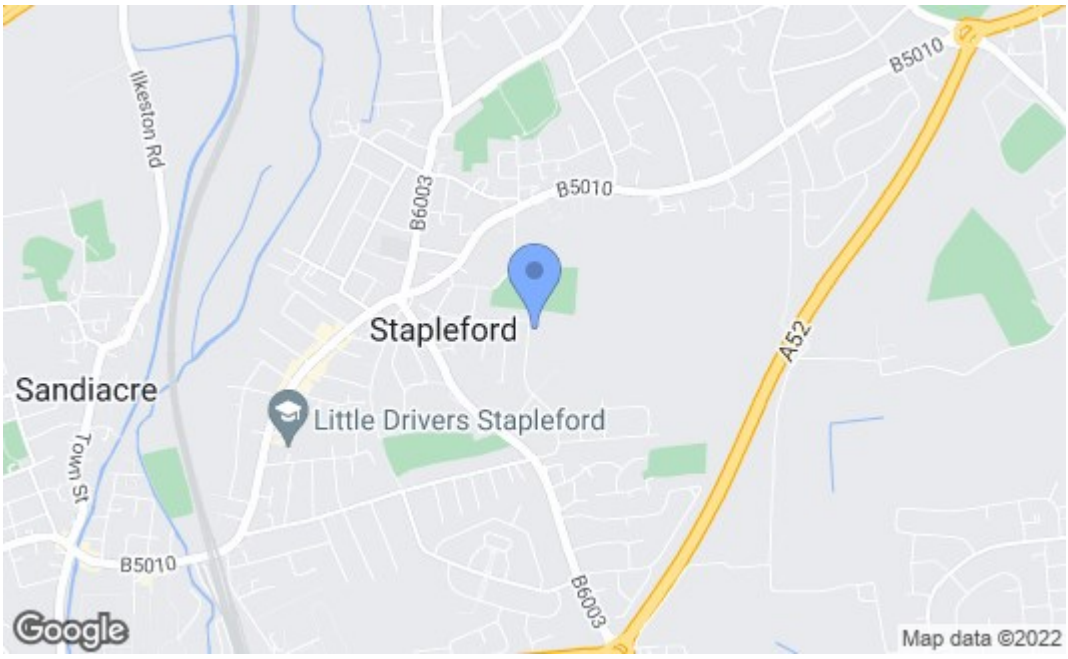
OUTSIDE
The front and side benefits from a tarmac driveway providing off-street parking for several vehicles inclusive of space for a works vehicle if required. The right hand side of the driveway then provides access to a covered carport beyond which is access to the garage and pedestrian gated access leading through to the rear garden.

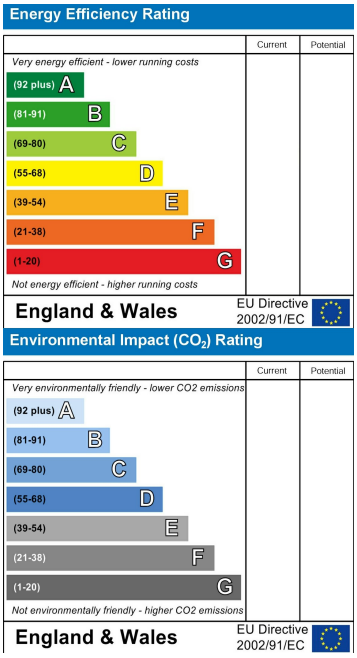
REAR GARDEN
Beautifully landscaped, walled rear garden is designed for relatively straight forward maintenance being block paved, offering an ideal seating area with raised and planted flowerbeds in two corners of the garden. There is an outside water tap, covered canopy porch, outside lighting point, gated pedestrian access leading back around to the carport and personal door into the garage.

GARAGE
Personal door to the side, window to the side, up and over door to the front with power and lighting points.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Proceed over the brow of the hill, passing the entrance to Fairfield school before taking a left turn onto Blake Road. Follow the bend in the road around to the left, continue along towards the junction with Windsor Street and the property can be found on the right hand side identified by our For Sale board. Ref. 7588NH







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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