Robert Ellis

look no further. . .

Church Street
Stapleford, Nottingham NG9 8DJ

A MODERN & RELATIVELY NEW TWO DOUBLE BEDROOM END TOWN HOUSE BEING SOLD WITH THE ADDED BENEFIT OF NO UPWARD CHAIN.

£209,995 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS MODERN & RELATIVELY NEW TWO DOUBLE BEDROOM END TOWN HOUSE SITTING ON A GENEROUS PLOT BEING SOLD WITH THE ADDED BENEFIT OF NO UPWARD CHAIN.

With accommodation arranged over two floors, the ground floor comprises entrance hall, ground floor WC, kitchen with integrated appliances and lounge/diner. The first floor landing provides access to two double bedrooms, one to the front and one to the rear, with a luxurious central three piece bathroom suite.

The property also benefits from dual zone controlled gas fired central heating from a combination boiler, double and triple glazing, off-street parking and generous gardens to both the side and rear.

From the first floor accommodation to the rear there are lovely views over Hickings Lane Recreation Ground.

The property is situated within walking distance of the shops and services in Stapleford town centre which offers a wide variety of both national and independent retailers.

There is also easy access to a variety of schooling for all ages, as well as great transport links, including the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property will make an ideal first time buy or young family home, with very little maintenance and economic running costs. We highly recommend an internal viewing.

ENTRANCE HALL
11'6" reducing to 6'7" x 3'6" (3.53 reducing to 2.03 x 1.08)
Composite and double glazed front entrance door, radiator, alarm control panel, turning staircase rising to the first floor with decorative wood spindle balustrade and contrasting top. Opening through to the living/dining area. Doors to kitchen and WC.

WC
5'6" x 3'1" (1.69 x 0.95)
Two piece suite comprising low flush WC, wash hand basin with tiled splashbacks. Double glazed window to the front, radiator, extractor fan, wall mounted electric consumer box.

KITCHEN
10'9" x 5'11" (3.30 x 1.82)
Equipped with a modern matching range of fitted base and wall storage cupboards and drawers with marble effect roll top work surfaces incorporating single sink and draining board with central mixer tap. Fitted four ring hob with curved extractor fan over and oven beneath, space for washing machine, dishwasher and fridge/freezer, spotlights, radiator, Acoustic triple glazed window to the front (with fitted roller blind).

OPEN PLAN LIVING/DINING AREA
16'2" x 13'0" (4.93 x 3.97)
Double glazed French doors opening out to the rear garden, two radiators, media points. Useful understairs storage closet with power points and Openreach router.

FIRST FLOOR LANDING
A continuation of the decorative wood spindle balustrade from the staircase, radiator. Doors to both double bedrooms and bathroom. Boiler cupboard sitting at the top of the stairs housing the 'Vaillant' gas fired combination boiler for central heating and hot water purposes, as well as doubling up as useful storage space. Loft access point.

BEDROOM ONE
13'0" x 9'7" (3.97 x 2.94)
Double glazed window to the rear (with fitted roller blind) allowing for views over towards the recreation ground to the rear, radiator, TV point.

BEDROOM TWO
13'0" x 8'9" (3.98 x 2.67)
Acoustic triple glazed window to the front (with fitted roller blind), radiator, TV point.

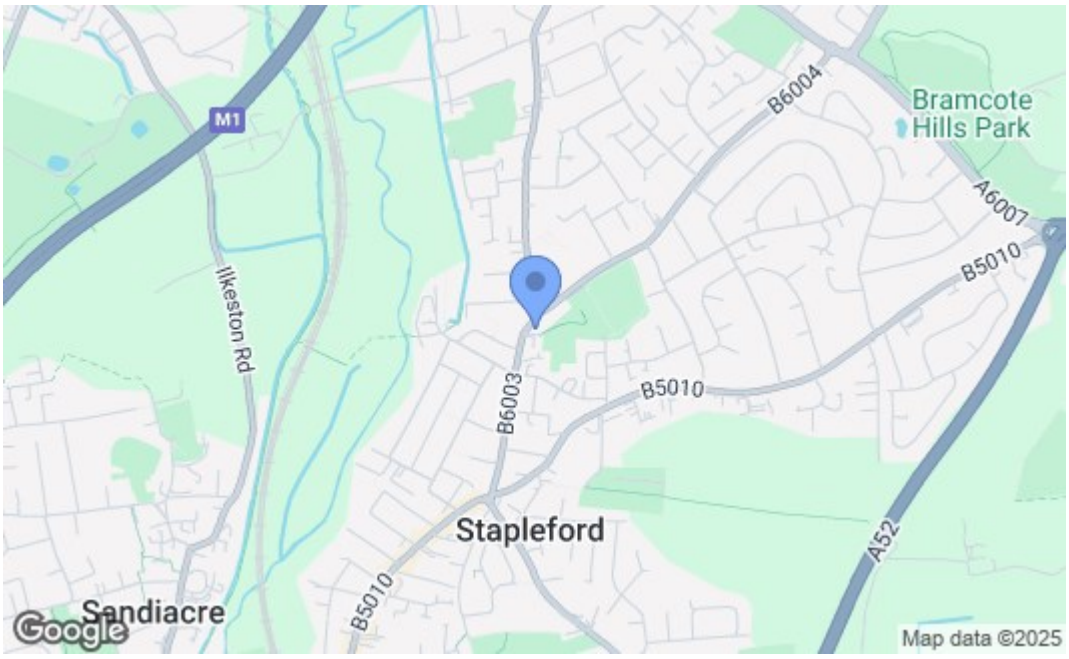
BATHROOM
7'4" x 6'1" (2.25 x 1.86)
Luxurious three piece suite comprising shaped bath with claw feet, central mixer tap and hidden pipe 'drench' shower over with glass shower screen, wash hand basin with decorative tile splashbacks, low flush WC. Wall mounted ladder towel radiator, LED spotlights, extractor fan, wall mounted shaver point.

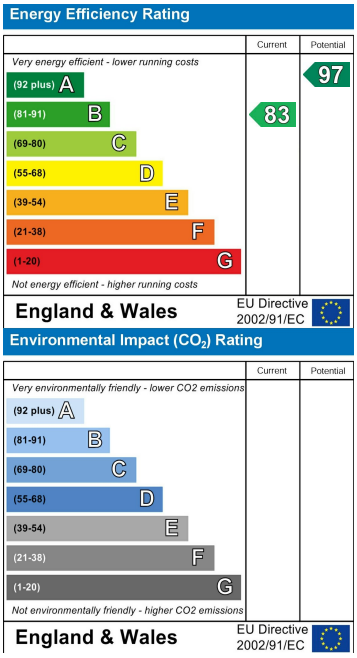
OUTSIDE
To the front of the property there is a lowered kerb entry point leading to the double width block paved driveway to the front providing off-street parking side-by-side for two cars. Lawn area to the right with dwarf brick boundary wall and timber fencing with pedestrian gate and pathway leading into the rear garden. Decorative canopy porch and planted broken slate flowerbeds housing a variety of bushes. The propety also has the benefit of Acoustic fencing to the front and the side to reduce road noise.

TO THE REAR
The rear garden is accessed via the pedestrian gate from the front, as well as the French doors from the living room, leading out to a paved patio seating area (ideal for entertaining). This then leads out onto a shaped lawn with planted flowerbeds housing a further variety of bushes and shrubbery. The pathway then continues providing access to the pedestrian gate leading to the front. Situated in the corner of the side are of the garden there is a further patio base with a pitched roof timber storage shed. External lighting points and water tap.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Just prior t to the bend linking Hickings Lane and Pasture Road, the property can be found on the right hand side, identified by our For Sale board.

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





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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