Robert Ellis

look no further. . .

Ilkeston Road
Stapleford, Nottingham NG9 8JD

AN INSTANTLY ATTRACTIVE PERIOD, TWO DOUBLE BEDROOM DETACHED HOUSE

Offers Over £275,000 Freehold

AN INSTANTLY ATTRACTIVE PERIOD, TWO DOUBLE BEDROOM DETACHED HOUSE.

Constructed circa 1906, this Edwardian property has been extremely well maintained by the current owners over the years and comes to the market in ready to move into condition, with accommodation comprising entrance hall, open plan, living/dining room separated by an open staircase and the living room having the benefit of a multi-fuel burner. There is a fitted kitchen and a large UPVC double glazed conservatory enjoying aspects over the rear garden. A dogleg staircase leads to a spacious first floor landing which provides access to the two double bedrooms and generous family bathroom.

Offering an attractive, enclosed gated forecourt providing off-street parking as well as a carport, the rear gardens are a particular feature, being generous in size and attractively landscaped with large patio, expansive shaped lawn flanked with colourful bedding and a generous garden shed at the foot of the plot.

Situated on the outskirts of Stapleford and in a great position for those wishing to commute as there is a bus stop close by and good road networks linking the neighbouring towns, Nottingham University, Queens Medical Centre and the A52 for Nottingham, Derby and junction 25 of the M1 Motorway.

Full of character, we highly recommend an internal viewing.

ENTRANCE HALL
Composite double glazed front entrance door, radiator, walk-in closet and door to living/dining room.

LIVING/DINING ROOM
27'10" x 11'11" (8.5 x 3.65)
The living area has a feature inset cast iron multi-fuel burner, radiator and double glazed window to the front. An attractive dogleg staircase separates the dining area, again with radiator, door to kitchen and double glazed French doors leading to the conservatory. A wooden floor runs through both the living and dining areas.

KITCHEN
12'0" x 6'3" (3.66 x 1.92)
Incorporating a range of fitted wall, base and drawer units with work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven and hob. Integrated fridge, freezer and concealed space and plumbing for washing machine. Double glazed window to the side and double glazed window to conservatory.

CONSERVATORY
17'3" x 10'5" reducing to 8'6" (5.27 x 3.18 reducing to 2.6)
This large and attractive 'L' shaped conservatory is constructed with UPVC double glazing off a brick dwarf wall and has double glazed French doors and aspect over the attractive rear garden.

FIRST FLOOR LANDING
Loft hatch, double glazed window, doors to bedrooms and bathroom.

BEDROOM 1
11'1" x 10'11" (3.39 x 3.35)
Fitted bedroom furniture including wardrobes, eye level overhead storage units over the bedhead and drawers. Radiator and double glazed window to the front.

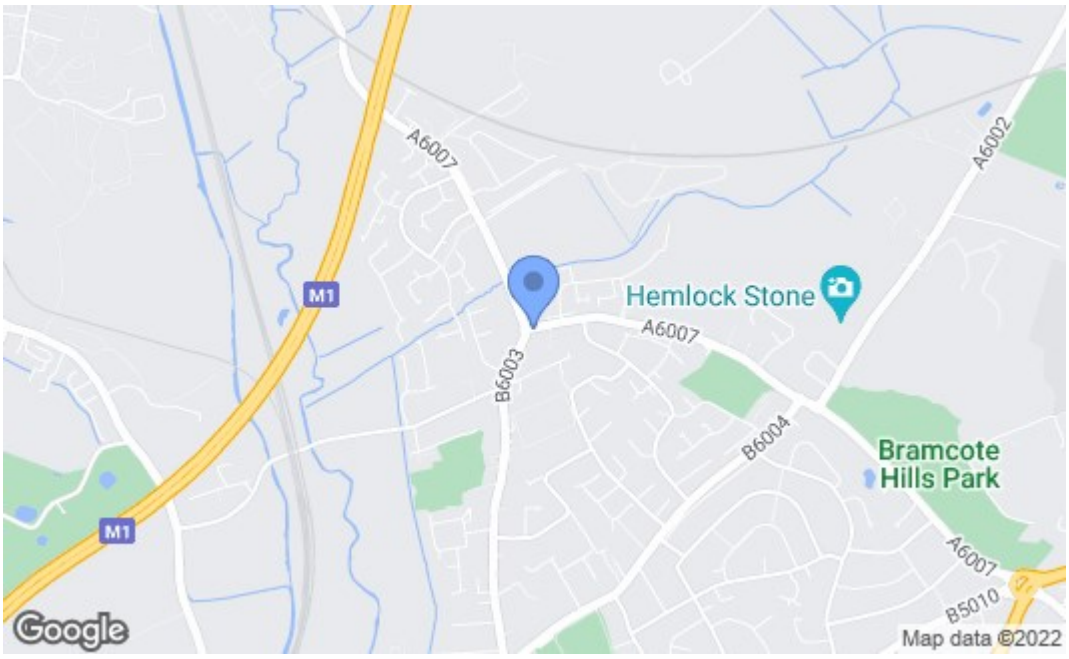
BEDROOM 2
11'1" x 10'1" (3.39 x 3.09)
Fitted wardrobe and cupboard housing modern Worcester gas combination boiler (for central heating and hot water.) Radiator and double glazed window to the rear.

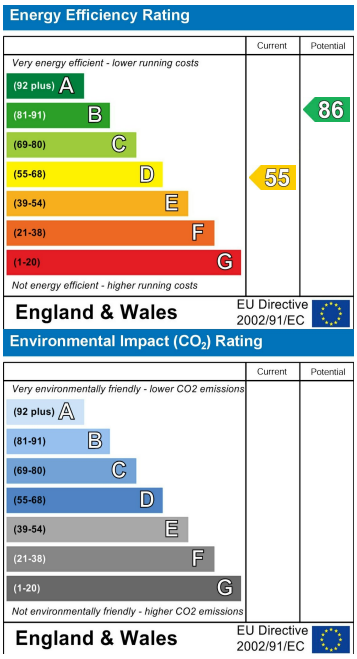
FAMILY BATHROOM
9'8" x 6'3" (2.95 x 1.92)
Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush w.c. and bath with mixer taps. Partially tiled walls, radiator and double glazed window.

OUTSIDE
The property is set back from the road with an attractive courtyard, enclosed with garden wall and hedging with wrought iron gates providing vehicle hardstanding which leads to a carport at the front of the dwelling. There is gated pedestrian access at the side of the house leading to the rear garden. The rear garden is of a generous size and attractively landscaped with shaped patio, steps and raised planter, further patio, beyond which is an expansive shaped lawn with attractive bedding and evergreen shrubs for colour all year. There is a pathway meandering through the lawn to the foot of the garden where there is an ornamental pond, timber garden shed/workshop and wood store.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn left onto Church Street. Continue as the road becomes Pasture Road and as you approach the mini traffic island the property can be found on the right hand side.

Ref:





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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