Robert Ellis

look no further. . .

Park Street
Stapleford, Nottingham NG9 8EU

A TRADITIONAL BAY FRONTED LATE 1800'S THREE BEDROOM DETACHED FAMILY HOUSE.

£245,000 Freehold

0115 949 0044

/robertellisestateagent

@robertellisea

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TRADITIONAL PERIOD BAY FRONTED LATE 1800'S THREE BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises an entrance hall, bay fronted living room, dining room and kitchen. The first floor landing then provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating, double glazing and enclosed garden space to the rear.

As previously mentioned, the property is located in this popular and established residential location within close proximity of excellent nearby schooling for all ages. There is also easy access to the shops and services situated in Stapleford town centre. For those needing to commute, there are great transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

The property also boasts many original features and has useful loft storage space, as well as a multifuel burner within the living room.

We believe the property would make an ideal family home and we highly recommend an internal viewing.

ENTRANCE HALL
13'8" x 3'6" (4.18 x 1.08)
Newly fitted uPVC front entrance door set within a decorative archway with covered porch to the front, meter cupboard box, radiator, decorative floor tiles, staircase rising to the first floor, coving, plastered archway, doors through to the lounge and dining room.

LOUNGE
14'4" x 12'4" (4.38 x 3.76)
Double glazed bay window to the front (with individually fitted blinds), exposed and varnished floorboards, coving, media points, central chimney breast incorporating open brick fireplace with tiled hearth housing a multifuel burning stove.

DINING ROOM
13'1" x 12'11" (4.00 x 3.94)
Double glazed window to the rear (with fitted Roman blind), exposed and varnished floorboards, radiator, fitted full height original storage cupboard, central chimney breast incorporating open fire with exposed brickwork and tiled hearth, opening through to the living room and door to kitchen.

KITCHEN
13'7" x 9'4" (4.16 x 2.86)
Comprises a matching range of fitted base and wall storage cupboards with solid square edge butcher's block style work surfaces, incorporating single Belfast sink unit with swan-neck central mixer tap, fitted Range-style multi oven and grill with five ring burner and hot plate attachment with extractor fan over. Boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), plumbing for the washing machine, integrated fridge and space for slimline dishwasher. Useful understairs walk-in pantry with power and lighting, shelving and space for the fridge/freezer. Decorative tiled slashbacks behind the cooker, double glazed window to the side, tiled floor, panel and glazed door to outside, spotlights.

FIRST FLOOR LANDING
Decorative wood spindle balustrade, useful original fitted storage closet, decorative coving, loft access point with wooden pulldown loft ladders for providing access to a boarded and lit loft space (ideal for storage). Internal doors to all bedrooms and bathroom.

BEDROOM ONE
16'5" x 12'0" (5.02 x 3.67)
Spanning the full width of the first floor with two double glazed windows to the front (both with fitted Roman blinds), decorative original tiled fireplace and matching hearth, varnished and exposed floorboards, radiator.

BEDROOM TWO
13'4" x 10'4" (4.07 x 3.17)
Double glazed window to the rear overlooking the rear garden (with fitted roller blind), radiator, decorative tiled fireplace.

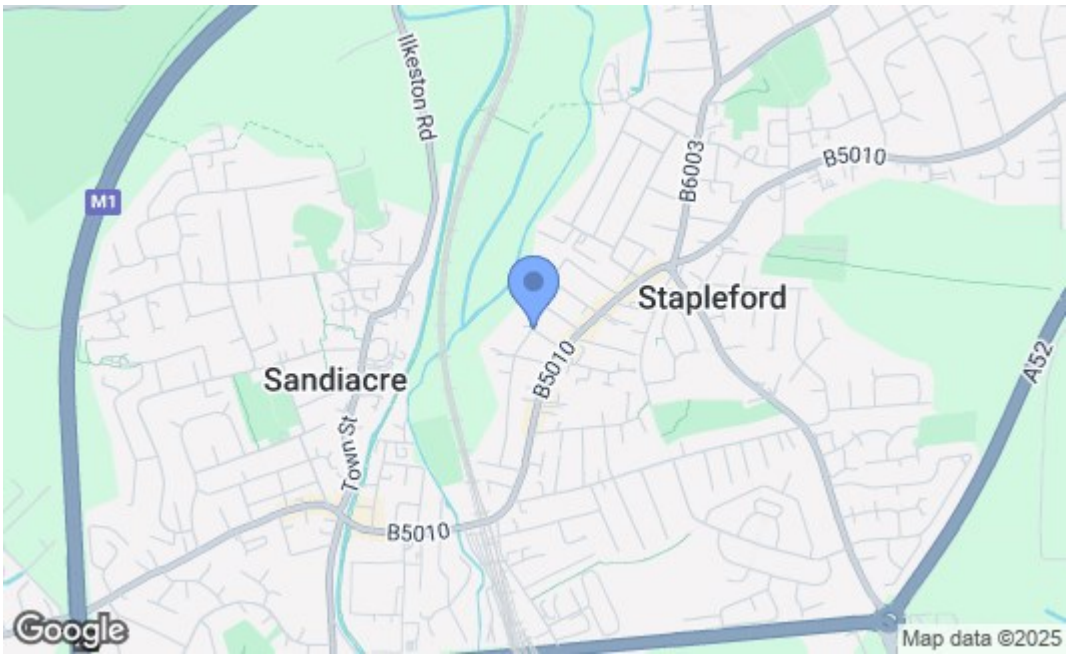
BEDROOM THREE
9'8" x 7'1" (2.96 x 2.18)
Double glazed window to the side (with fitted roller blind), radiator, decorative fireplace, fitted storage cupboard with shelving.

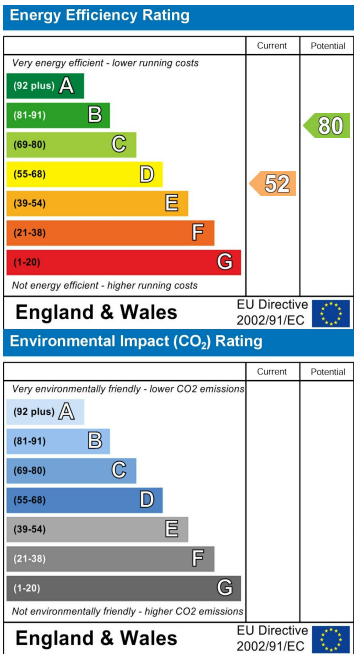
BATHROOM
6'2" x 5'11" (1.90 x 1.81)
White three piece suite comprising panel bath with glass shower screen, mixer tap, mains ran shower, wash hand basin with mixer tap, push flush WC. Partial wall tiling, double glazed window to the side, Victorian style radiator with towel attachment.

OUTSIDE
To the front of the property there is a manageable foregarden with decorative brick wall and pathway providing access to the recently fitted front entrance door with decorative stone chippings.

TO THE REAR
The rear garden has an initial gravel stone patio with pedestrian gated access leading back to the front. This area then opens out to the main part of the garden which has a shaped garden lawn with brick wall to the boundary line leading to the foot of the plot via a continuation of the gravel pathway matching to the initial patio area making an additional seating space. The rear part of the garden has a timber pitched roof summerhouse. Also within the garden there are three useful brick storage areas, as well as a potential wood store and outside WC. Within the garden there is an outside water tap within the outside WC.

DIRECTIONAL NOTE
From our Stapleford Branch, proceed along Derby Road in the direction of Sandiacre, before taking a right hand turn onto Park Street. The property can be found on the left hand side.





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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044