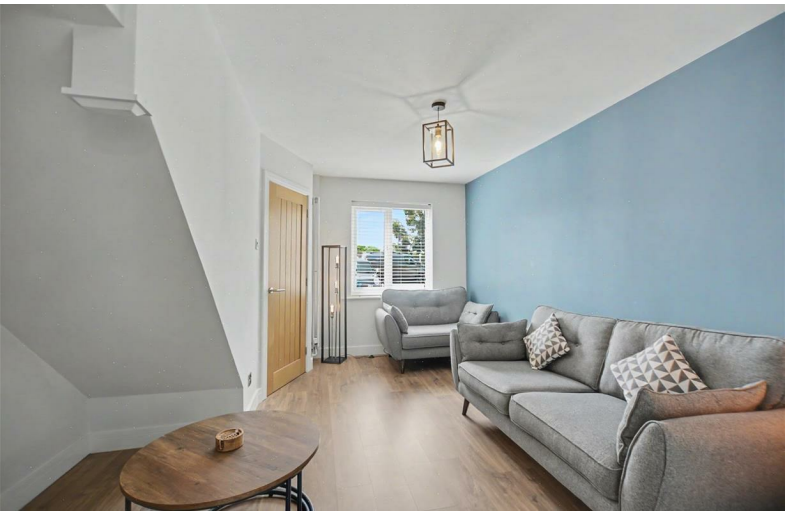
Robert Ellis

look no further. . .



Winston Close
Stapleford, Nottingham NG9 8PH

A RELATIVELY MODERN & EXTENDED TWO BEDROOM MID TOWN HOUSE.

Asking Price £240,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND EXTENDED (TO THE GROUND FLOOR) TWO BEDROOM MID TOWN HOUSE SITUATED IN THIS QUIET RESIDENTIAL CUL DE SAC.

With accommodation over two floors, the ground floor comprises entrance lobby with staircase rising to the first floor, living room and spacious open plan kitchen diner. The first floor landing then provides access to two bedrooms and a modern bathroom.

The property also benefits from gas fired central heating, double glazing, off-street parking and an enclosed landscaped rear garden.

The property is located in this quiet residential cul de sac within easy reach of excellent nearby schooling, transport links, shops, services and amenities, as well as open space including Hickings Lane Recreation Ground which incorporates the new Steven Gerrard Football Academy.

The main feature of the property is where the extension has created a fantastic open plan living family dining kitchen space with feature bi-fold doors opening out to the rear garden.

We believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing of this turn key property.

ENTRANCE HALL
Panel and double glazed front entrance door, staircase rising to the first floor. Door to living room.

LIVING ROOM
14'11" x 8'6" (4.56 x 2.60)
Double glazed window to the front (with fitted blinds), laminate flooring, radiator, media points, feature oak panel glazed door leading into the dining kitchen.

OPEN PLAN FAMILY DINING KITCHEN
17'2" x 11'5" (5.25 x 3.50)
The kitchen area comprises a modern and contemporary range of fitted base and wall storage cupboards and drawers, with square edge work surfacing and matching overhanging breakfast bar with space for two/three bar stools. Inset one and a half bowl sink unit with mixer tap, fitted four ring induction hob with feature extractor fan over, in-built eye level double oven, as well as integrated kitchen appliances. LED spotlights to the ceiling, under-cabinet lighting, integrated fridge/freezer, laminate flooring, opening through to the dining area. Ample space for dining table and chairs, feature vertical radiator, further LED spotlights, Velux roof windows, double glazed bi-folding doors opening out to the landscaped garden to the rear.

FIRST FLOOR LANDING
Decorative wood spindle balustrade, doors to both bedrooms and bathroom.

BEDROOOM ONE
10'0" x 9'6" (3.07 x 2.91)
Double glazed window to the front (with fitted blinds), radiator, parquet effect flooring.

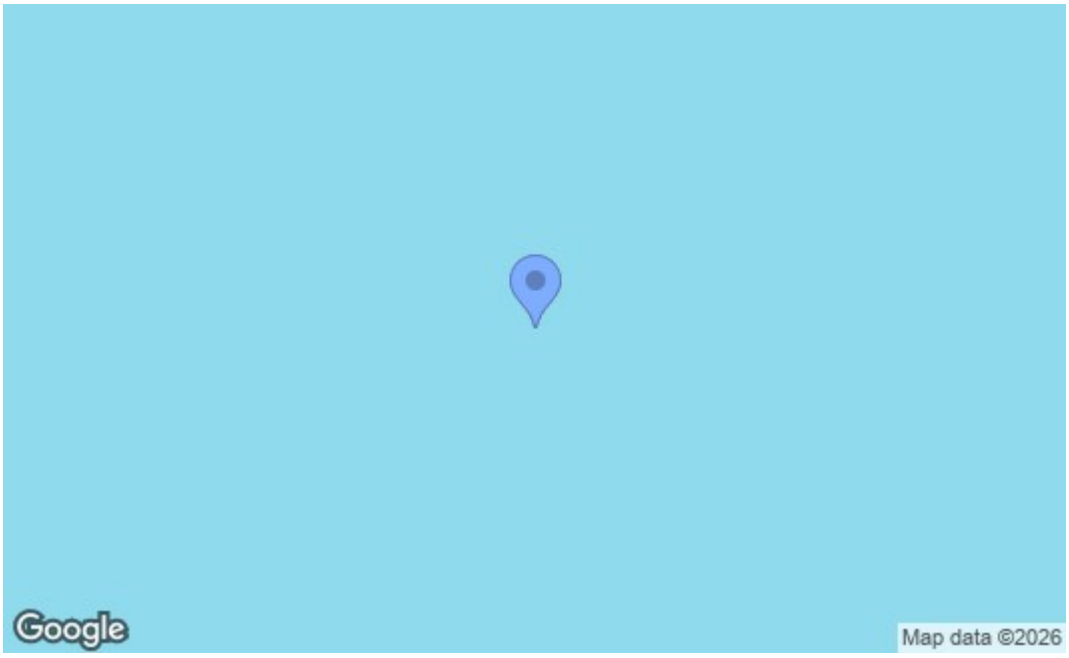
BEDROOM TWO
11'6" x 7'3" (3.53 x 2.21)
Double glazed window to the rear (with fitted blinds), radiator.

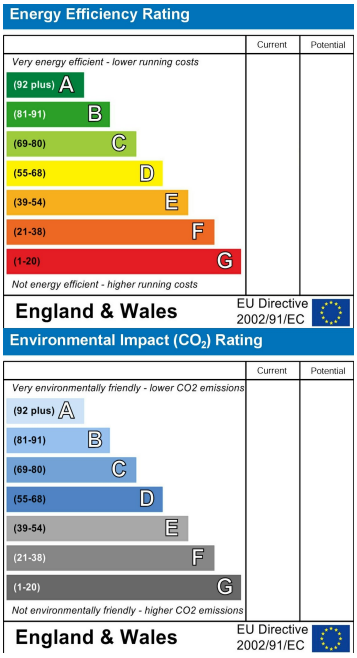
BATHROOM
6'3" x 4'11" (1.91 x 1.50)
Modern white three piece suite comprising a panel bath with glass screen and shower over, push flush WC, wash hand basin with mixer tap. Tiling to the walls, chrome ladder towel radiator, bathroom cabinet, shaver point.

OUTSIDE
To the front of the property, there is tarmac and slab off-street parking for several vehicles with a shaped block paved pathway with decorative slate edging providing access to the front entrance door.

TO THE REAR
The rear garden is enclosed by timber fencing to the boundary lines and has been designed and landscaped for ease of maintenance with an initial decked entertaining space accessed via the bi-fold doors from the dining kitchen space with raised and planted beds and borders, stepped access leads onto a top paved patio area. Within the garden there is an external water tap and lighting point.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and take an eventual left hand turn onto Grenville Drive. Take a right hand turn onto Churchill Drive and then follow the bend in the road to the right onto Winston Close. 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.

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