Robert Ellis

look no further...







167 Nottingham Road
Stapleford, Nottingham NG9 8BE

A SUBSTANTIAL AND EXTENDED FOUR BEDROOM DETACHED FAMILY HOUSE

£495,000

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A SUBSTANTIAL AND EXTENDED FOUR BEDROOM DETACHED FAMILY HOUSE, SITUATED WITHIN THIS SOUGHT AFTER, LEAFY RESIDENTIAL LOCATION.

With accommodation over three floors comprising entrance porch to entrance hall, dining room, living room, music room, shower room, kitchen, pantry and utility room to the ground floor. The first floor landing then provides access to three of the four bedrooms, one with dual en suite shower room and family bathroom. A staircase then provides access to the top floor bedroom conversion.

Other benefits to the property include ample gated secure off-street parking, garaging to the front, rear gardens, gas central heating and double glazing.

Suited to that of a growing family, the property itself sits favourably within easy access of excellent nearby schooling for all ages, convenient transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus, situated at Bardill's roundabout.

Set well back from the road, the property is also well placed for the shops and services within Stapleford town centre, dental practice and doctors' surgery.

We highly recommend an internal viewing to fully appreciate the accommodation on offer.





ENTRANCE PORCH
8'7" x 2'11" (2.64 x 0.89)
UPVC panel and double glazed front entrance French doors with matching double glazed panels to either side, tiled floor, coat pegs and original panel and stain glass front entrance door to the hallway.

RECEPTION HALLWAY
13'1" x 8'10" (4.01 x 2.71)
Part wall panelling, turning staircase to first floor, radiator, wall light points and internal doors to living room, dining room, kitchen and shower room. There is also a useful understairs storage area.

LIVING ROOM
14'11" x 12'11" (4.56 x 3.95)
Open fire with natural Derbyshire stone fire surround, picture rail, wall light points, radiator and opening to:

MUSIC ROOM
12'10" x 8'10" (3.93 x 2.71)
Two Velux roof windows, double glazed windows to the side and rear, wall light points, double glazed French doors opening out to the rear garden and radiator.

DINING ROOM
16'10" x 12'11" (5.14 x 3.94)
UPVC double glazed walk-in Georgian style bay window to the front, 2 radiators, picture rail and Adam style fire surround on raised hearth.

SHOWER ROOM
8'7" x 8'0" (2.62 x 2.44)
Walk-in double size shower cubicle with mains shower and glass shower screen, push-flush w.c. and wash hand basin with mixer tap and double storage drawers beneath, LED wall mounted bathroom mirror, double glazed window to the side, vertical wall mounted radiator, additional chrome heated ladder towel radiator, multiple spotlights and extractor fan.

KITCHEN
11'1" x 9'11" (3.4 x 3.04)
The kitchen comprises a range of matching fitted base and wall storage cupboards with roll edge work surfacing. Inset four ring ceramic hob with extractor over, fitted eye level double oven and grill, inset 1½ bowl sink and drainer with central mixer tap and tiled splashbacks, tiled floor, radiator, double glazed window to the rear and spotlights. Opening to:

PANTRY
8'5" x 3'11" (2.57 x 1.21)
Ample space for American style fridge/freezer, double glazed window to the side, part wall tiling, fixed shelving and lighting point.

UTILITY ROOM
8'0" x 6'9" (2.44 x 2.07)
Continuation of the tiled floor matching through to the kitchen and pantry, double glazed window to the rear, panel lockable external door, matching roll top work surface space with plumbing underneath for washing machine and dishwasher, commercial size sink unit and drainer with tiled splashbacks and storage cupboard housing the gas fired central heating boiler.

FIRST FLOOR LANDING
Staircase providing access to the second floor, doors to bedrooms and bathroom.

BEDROOM 1
16'9" x 10'3" (5.12 x 3.14)
Walk-in double glazed bay window to the front with fitted blinds, radiator, picture rail and opening to:

EN SUITE SHOWER ROOM
6'0" x 2'1" (1.84 x 0.65)
Walk-in tiled shower cubicle with Mira Sport electric shower and wash hand basin with mixer tap, tiled splashbacks and storage drawer beneath.

BEDROOM 2
14'10" x 12'11" (4.53 x 3.95)
Double glazed window to the rear with fitted blinds, radiator and picture rail.

BEDROOM 3
11'2" x 9'8" (3.41 x 2.97)
Double glazed window to the rear with fitted blinds, radiator, picture rail and corner wash hand basin with mixer taps, tiled splashbacks and double storage drawer beneath.

BATHROOM
Three piece suite comprising tiled in bath with folding shower screen and Mira Sport electric shower with display shelf, push-flush w.c. and wash hand basin with mixer tap, tiled splashbacks and double storage beneath with soft closing drawers. Double glazed window to the front with fitted Roman blind, wall hung bathroom cabinet, tiled floor, ladder towel radiator, spotlights and extractor fan.

SECOND FLOOR LANDING
Door to:

BEDROOM 4
22'3" x 13'10" (6.79 x 4.23)
Two Velux roof windows to the side and, additional double glazed window to the rear, useful storage cupboard and telephone point.

OUTSIDE
Set well back from the road with double secure gate providing ample off-street parking, in turn leading to the garage. The garden has a generous lawn section screened by bushes, shrubs, trees and timber fencing to the boundary line. The rear garden is enclosed and designed for ease of maintenance, being predominantly paved with York stone paving, ideal for entertaining, also enclosed by timber fencing to the boundary lines with hedgerows, securing privacy from the neighbouring properties. There are two external brick stores and a useful timber storage shed, as well as an external lighting point and water tap.

GARAGE
( )
Double opening doors, power and lighting point.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and continue straight over onto Nottingham Road, Stapleford. Continue in the direction of Bramcote and the property can be found on the left hand side, identified by our For Sale Board.

Ref: 5971nh







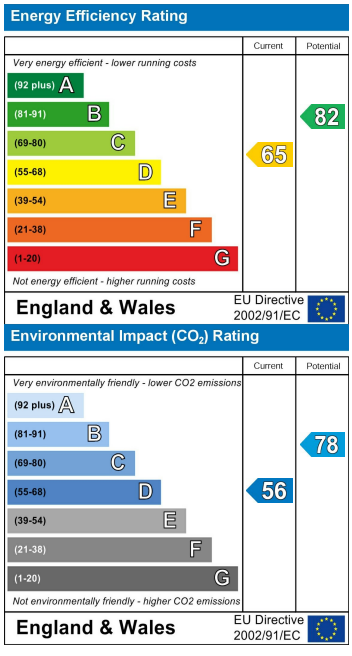
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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