



Blake Road  
Stapleford, Nottingham NG9 7HL

**£275,000 Freehold**

A THREE BEDROOM DETACHED FAMILY HOUSE.



A THREE BEDROOM DETACHED FAMILY HOUSE OFFERED FOR SALE IN A READY TO MOVE INTO CONDITION.

Features of this property include gas fired central heating served from a combination boiler, uPVC double glazed windows throughout, useful cloaks/WC, feature fitted kitchen with built-in appliances and contemporary four piece family bathroom.

Situated within this highly regarded residential suburb, great for families and commuters alike. Schools for all ages, including George Spencer and Fairfield Academies are within walking distance\*. The town centre of Stapleford is a short walk away, as is a regular bus service, and for those wishing to commute further afield, the A52 is less than a mile away for Nottingham/Derby, Junction 25 of the M11 motorway and the park and ride for the Nottingham tram.

The property has the benefit of off-street parking, garage and good size rear gardens with a pergola, lawn and even a "secret" garden.

Due to the ever-popular nature of this house type and location, we strongly recommend an early internal viewing to avoid disappointment.



## ENTRANCE HALL

Composite double glazed front entrance door, radiator, stairs to the first floor.

## CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin and low flush WC. Useful fitted cupboard, double glazed window.

## THROUGH LOUNGE/DINING ROOM

23'5" x 11'10" reducing to 9'10" (7.15 x 3.61 reducing to 3)

Flame effect gas fire. Two radiators, double glazed window to the front and double glazed patio door to the rear and pergola.

## KITCHEN

11'8" x 8'9" (3.58 x 2.68)

Incorporating a modern fitted range of wall, base and drawer units with wood blockwork surfacing and Belfast sink unit. Built-in electric cooker, fridge/freezer and dishwasher. Feature glass splashbacks, double glazed window and door to rear.

## FIRST FLOOR LANDING

Double glazed window, hatch and ladder to partially boarded loft.

## BEDROOM ONE

12'5" x 11'9" (3.8 x 3.60)

Cupboard housing a Baxi combination boiler (for central heating and hot water). Radiator, double glazed window to the rear with far reaching views over the surrounding area.

## BEDROOM TWO

11'10" x 10'9" (3.63 x 3.30)

Radiator, double glazed window to the front.

## BEDROOM THREE

7'8" x 6'11" (2.36 x 2.12)

Radiator, double glazed window to the front.

## BATHROOM

Incorporating a contemporary four piece suite comprising wash hand basin, low flush WC, bath tub with central waterfall style mixer tap and shower cubicle with twin

rose thermostatic controlled shower system. Tiling to walls, heated towel rail, double glazed window.

## OUTSIDE

To the front the garden is laid to lawn, there is a driveway/car standing which runs along the side of the property to a single garage. The enclosed rear garden is of a good size and comprises a patio area with pergola (great for alfresco dining), steps to lower garden which is laid mainly to lawn a path leading to a further "secret" garden at the foot of the plot offering great privacy.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn right onto Toton Lane. Turn first left onto Cliff Hill and follow the road around to the right into Windsor Street. Proceed towards the end of the road, bearing right onto Blake Road where the property can be found on the right hand side identified by our For Sale board.

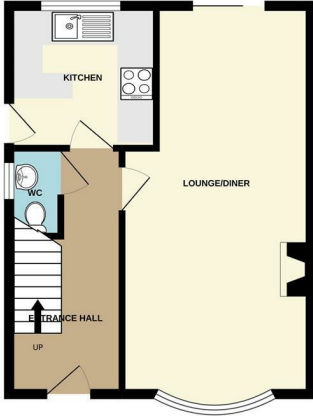
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## AGENT'S NOTE

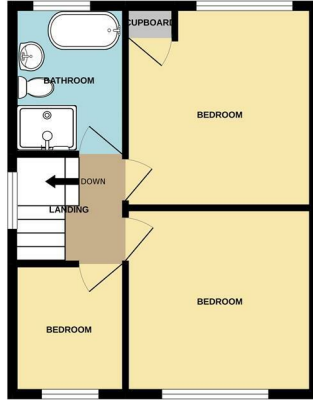
\* We recommend that any intending purchaser should make their own enquiries after the current admission policies of the schools mentioned.



GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	75
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.