



Peatfield Road  
Stapleford, Nottingham NG9 8GN

**£195,000 Freehold**

AN EXTREMELY WELL PRESENTED THREE  
BEDROOM END TERRACED HOUSE  
SITUATED WITHIN THIS QUIET  
RESIDENTIAL NO-THROUGH ROAD  
LOCATION.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH NO UPWARD CHAIN THIS EXTREMELY WELL PRESENTED THREE BEDROOM END TOWN HOUSE SITUATED WITHIN THIS POPULAR, ESTABLISHED AND YET QUIET RESIDENTIAL LOCATION OVERLOOKING ALOTMENTS AND FARMER'S FIELDS TO THE FRONT.

With accommodation over two floors, the ground floor comprises an entrance porch, living room, dining area, kitchen, inner hallway, WC and utility. 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 front/rear gardens.

The property is located favourably within close proximity of excellent nearby schooling for all ages. There is also easy access to the shops and services within Stapleford town centre, whilst for those needing to commute there are various transport networks nearby including the i4 bus service, A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property itself, due to its presentation, would ideally suit those looking for their first time buy or have as a young family home, and we highly recommend an internal viewing.



## ENTRANCE PORCH

5'11" x 5'6" (1.82 x 1.69)

uPVC front entrance door with full height double glazed window to the side of the door, additional double glazed window to the left hand side, radiator, telephone point, coat pegs and door to dining area.

## LOUNGE

13'6" x 11'5" (4.13 x 3.49)

Double glazed windows to the front (with fitted blinds), media points, radiator and wall hung remote controlled electric fire.

## DINING AREA

10'6" x 9'0" (3.21 x 2.75)

Double glazed window to the front (with fitted blinds), ample space for dining table and chairs, radiator, doors to living room and entrance lobby.

## KITCHEN

11'1" x 9'4" (3.40 x 2.85)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter-level four ring gas hob with extractor over. In-built counter-level one and a half bowl sink unit with draining board and mixer tap with tile splashbacks. Fitted counter-level oven and space for under-counter fridge and/or freezer. Double glazed window to the rear (with fitted blinds) and spotlights within the top of the cabinets, tile floor and open access to the dining area.

## INNER HALLWAY

11'6" x 11'1" (3.53 x 3.38)

Staircase rising to the first floor with useful understairs storage space, radiator and doors back through to the kitchen, WC and utility room. uPVC panel and double glazed exit door to outside and wall mounted electrical consumer box.

## WC

4'11" x 4'4" (1.51 x 1.33)

White two piece suite comprising push flush WC and wash hand basin with mixer tap and tile splashback. Useful storage shelving, double glazed window to the side, dado rail and wall mounted gas fired combination boiler (for central heating and hot water purposes).

## UTILITY

7'7" x 4'9" (2.32 x 1.45)

Equipped with a matching range of fitted base and wall storage cupboards with inset one and a half bowl counter-level sink, draining board and mixer tap. Tile splashbacks, tile floor, radiator, double glazed window to the side, plumbing for washing machine and space for further under-counter kitchen appliance, as desired.

## FIRST FLOOR LANDING

Access to a partially boarded, insulated loft space. Useful fitted storage cupboards and doors to all bedrooms and bathroom.

## BEDROOM ONE

13'2" x 10'7" (4.03 x 3.23)

Double glazed window to the front (with fitted blinds), painted black radiator, laminate flooring and feature industrial steelwork housing of the power and media points.

## BEDROOM TWO

11'1" x 9'6" (3.38 x 2.92)

Double glazed window to the rear (with fitted blinds) and radiator.

## BEDROOM THREE

10'7" x 7'5" (3.23 x 2.27)

Double glazed window to the front (with fitted blinds) making the most of the views over the allotment and fields beyond, as well as St. Helens Church spire in Stapleford, and radiator.

## BATHROOM

7'10" x 6'8" (2.39 x 2.05)

The bathroom comprises a three piece suite comprising tiled-in bath with Triton electric shower over and mixer tap, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Double glazed window to the rear (with fitted blinds), partial wall tiling, tiled floor, display shelving, spotlights and black painted radiator.

## OUTSIDE

To the front of the property there is a front lawn and block paved pathway providing access to the front entrance door.

## REAR GARDEN

Of a good proportion, being enclosed by timber fencing to the boundary lines offering an initial paved patio seating area (ideal for entertaining), leading onto an easy to maintain garden space with decorative pebble stone, variety of planted vegetable boxes, shaped and edged decking areas and a timber storage shed to the rear of the plot. Gated pedestrian access to the rear of the garden allowing for ease of bin removal and within the garden there is an external water tap and lighting point.

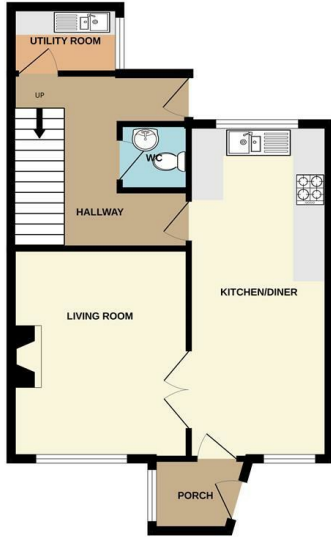
## DIRECTIONAL NOTE

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, veer left onto Pasture Road and proceed in the direction of Trowell. Look for and take an eventual left hand turn onto Peatfield Road and follow the bend in the road around to the left. At the next bend in the road (after passing the turning for Harrison Road), the property can be found visually on the left hand side, identified by our For Sale board.

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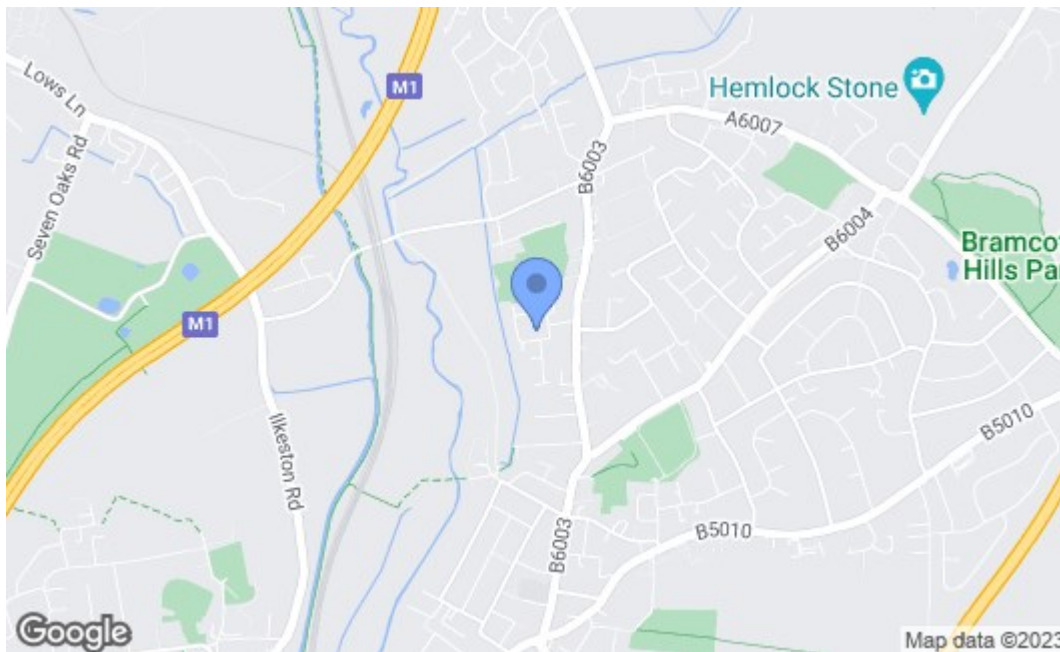
GROUND FLOOR



1ST FLOOR



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 for any prospective purchase. 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			85
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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			63
(39-54) E		45	
(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.