



Church Street  
Stapleford, Nottingham NG9 8GF

**£250,000 Freehold**

A TRADITIONAL THREE BEDROOM  
DETACHED HOUSE.

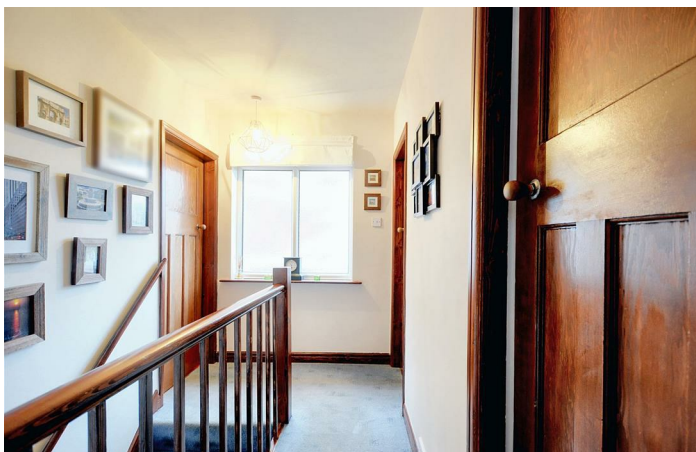


Features of this property include gas fired central heating served from a combination boiler, double glazed windows throughout, attractive log burner to the living room and a John Lewis fitted kitchen.

Further features of this property include off-street parking for three vehicles to the front, mature rear gardens with fruit trees and a useful timber garden cabin (ideal as a summerhouse or workspace).

Situated in this residential suburb on a non-estate position, close to local amenities and is a short walk from Albany Junior School, as well as being on a bus route to Nottingham, Long Eaton, Derby and Ilkeston, and within walking distance of Stapleford town centre. For those wishing to commute, the A52 for Nottingham, Derby, Junction 25 of the M1 motorway and the park and ride for the Nottingham tram (approximately 20 minutes walk) are all easily accessible.

This is a great property for families and we recommend an early internal viewing.



## ENTRANCE HALL

Double glazed front entrance door, stairs to the first floor.

## LIVING ROOM

12'11" x 12'0" (3.94 x 3.66)

Inset cast iron log burner, radiator, double glazed bay window to the front.

## KITCHEN

10'6" x 5'8" (3.22 x 1.73)

Incorporating a John Lewis fitted range of wall, base and drawer units with inset one and a half bowl stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Plumbing for washing machine. Radiator, double glazed window and door to the rear. Door to dining room.

## DINING ROOM

10'9" x 12'0" (3.28 x 3.68)

Radiator, double glazed window to the rear. Access to an understairs cupboard (currently used as a pantry).

## FIRST FLOOR LANDING

Loft hatch. Doors to bedrooms and bathroom.

## BEDROOM ONE

13'1" x 11'9" (4.01 x 3.6)

Radiator, double glazed bay window to the front.

## BEDROOM TWO

10'1" x 9'3" (3.08 x 2.82)

Radiator, double glazed window to the rear.

## BEDROOM THREE

9'4" x 6'6" (2.87 x 2)

Radiator, double glazed window to the rear.

## BATHROOM

9'6" x 6'11" (2.9 x 2.13)

Incorporating a three piece suite comprising wash hand basin, low flush WC, bath with shower over. Partially tiled walls, heated towel rail, double glazed window.

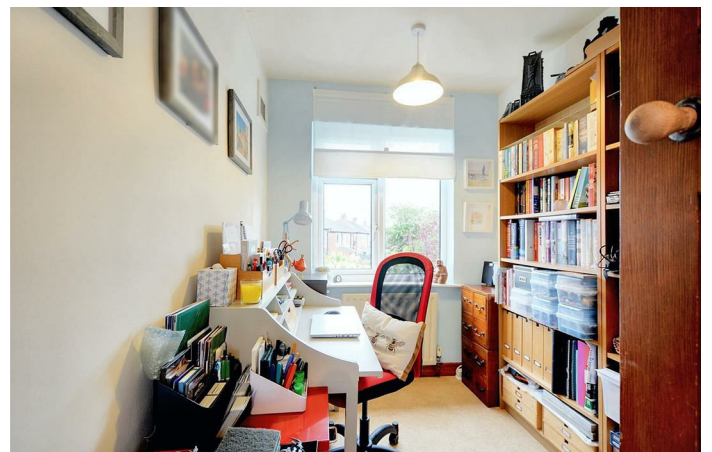
## OUTSIDE

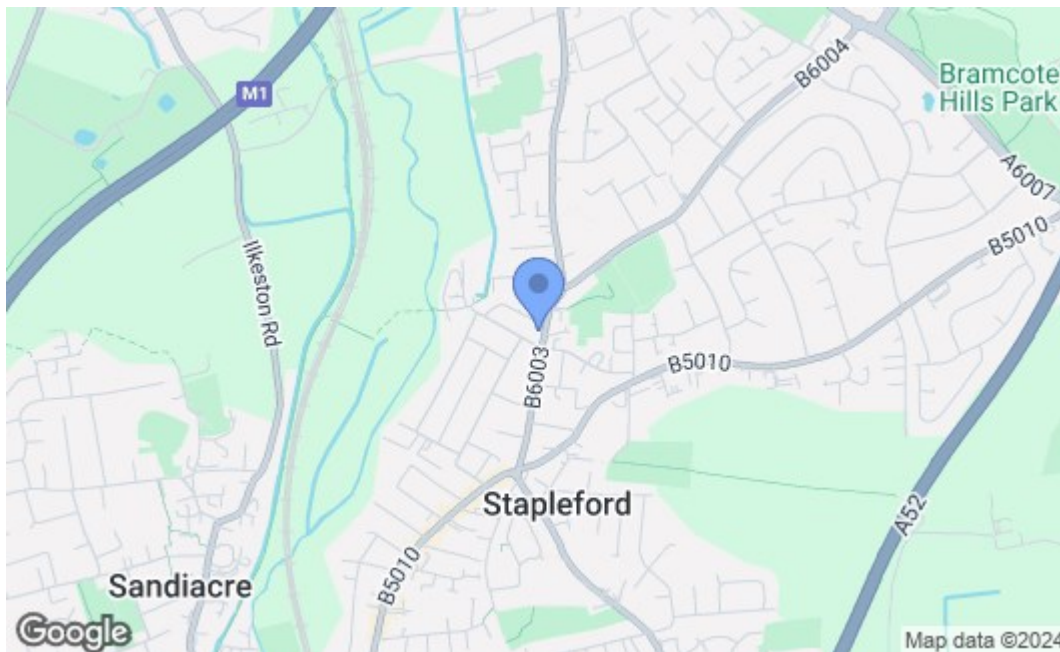
The property is set back from the road with a driveway and forecourt providing parking for three vehicles. There is

gated passageway at the side of the house where there is an integral store housing the gas combination boiler (for central heating and hot water). The passageway leads to the rear garden. The rear garden is mature with patio, gravel bedding, flower and shrub beds, fruit trees including cherry, and a timber garden shed. There is a purpose built timber garden cabin, currently used for storage. This could be used as a summerhouse or work space.

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Follow the road and the property can be found on the left hand side, identified by our For Sale board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		55	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.