



Blake Road  
Stapleford, Nottingham NG9 7HN

**£259,995 Freehold**

A TWO STOREY, TWO/THREE BEDROOM  
DETACHED CHALET STYLE PROPERTY.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS DETACHED TWO STOREY CHALET STYLE HOME OFFERED FOR SALE WITH NO UPWARD CHAIN BEING POSITIONED IN THIS HIGHLY REGARDED AND WELL ESTABLISHED TOP OF THE HILL STAPLEFORD LOCATION.

With accommodation over two floors, the ground floor comprises a side entrance hallway, full width front living room, kitchen, ground floor bedroom/dining room and bathroom. The first floor landing then provides access to two further double bedrooms.

The property also benefits from gas fired central heating from a recently replaced combination boiler (for hot water and central heating), double glazing throughout, off-street parking, garage and an enclosed garden space to the rear backing onto local farmland.

The property is located in this highly desirable top of the hill residential location within easy reach of excellent nearby schooling for all ages (if required). There is also easy access to the shops, services and amenities in Stapleford town centre, and for those needing to commute, there are great transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

Given the adaptability of the accommodation with the option of having a ground floor bedroom as well as the two doubles on the first floor, we believe the property offers a wide variety of different buying types and we highly recommend an internal viewing.



#### SIDE ENTRANCE HALL

12'8" x 6'2" (3.87 x 1.89)

uPVC panel and double glazed side entrance door with inset fitted blinds and matching uPVC panel and double glazed window to the side of the door also with fitted blinds. Staircase rising to the first floor with decorative wood spindle balustrade, useful understairs storage cupboard housing the meters and shelving. Radiator, doors to living room, kitchen, ground floor bedroom/dining room and bathroom.

#### FULL WIDTH FRONT LOUNGE DINER

20'5" x 12'10" (6.24 x 3.93)

Double glazed window to the front with fitted blinds, radiator, media points, coving, ample space for dining table and chairs, central marble fireplace and matching hearth with inset coal gas fire.

#### KITCHEN

12'4" x 8'11" (3.76 x 2.73)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board with central mixer tap, space for cooker with fixed curved extractor canopy over and under-counter kitchen appliance, plumbing for washing machine and slimline dishwasher. Display corner shelving, double glazed window to the rear with fitted blinds, wall mounted extractor unit, uPVC panel and double glazed exit door to outside.

#### GROUND FLOOR BEDROOM/DINING ROOM

11'9" x 11'1" (3.59 x 3.39)

Double glazed window to the rear with fitted blinds, radiator, coving.

#### BATHROOM

7'8" x 5'11" (2.35 x 1.82)

Three piece suite comprising bath with foldaway glass shower screen, mixer tap with shower attachment and 'Mira' electric shower over, push flush WC, wash hand basin with fitted storage cabinets beneath. Double glazed window to the side with fitted blind, partial wall tiling, radiator, wall mounted bathroom cabinet.

#### FIRST FLOOR LANDING

Doors to both double bedrooms, useful eaves storage cupboard, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes). Decorative wood spindle balustrade.

#### BEDROOM ONE

13'3" x 11'7" (4.04 x 3.55)

Double glazed window to the front with fitted blinds making the most of the fantastic far reaching views beyond towards Cloudside Farm and 'Cardboard Hill'. Radiator, a range of fitted bedroom furniture including full height wardrobes and matching drawers.

#### BEDROOM TWO

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

Double glazed window to the rear with fitted blinds overlooking the rear garden and woodland beyond. Radiator, eaves storage cupboard and a triple size full height fitted wardrobe.

#### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield School and take a left turn onto Blake Road. Follow the bend in the road to the left, passing the turning for Sisley Avenue and continue over the brow of the hill. The property can then be found on the right hand side, identified by our For Sale board.

#### OUTSIDE

To the front of the property there is a lowered kerb entry point to an initial front driveway providing off-street parking for two vehicles with partial screening of hedgerow to the boundary line. Double gates which provide access down the right hand side of the property providing further parking leading to a covered carport for potentially a further two/three vehicles. The driveway then continues and leads to the detached garage via an up and over door with gated access then leading into the rear garden.

#### TO THE REAR

The rear garden is enclosed by fencing and hedgerows to the boundary line with an initial paved patio seating area (ideal for entertaining), pedestrian gated access then leading from the patio to the carport and driveway. External water tap, continuation of the patio via a pathway leading to the foot of the plot via a side entrance door to the garage. Artificial lawn with raised and planted flowerbeds and rockery housing a variety of bushes and shrubbery. To the rear of the garage there is a raised crazy paved patio and a timber storage shed.

#### DETACHED GARAGE

Up and over door to the front, personal access door to the side, lighting point.

#### COUNCIL TAX

Broxtowe Borough Council Band C.

#### Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating (combination boiler)

Septic Tank – No

Broadband – Available

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

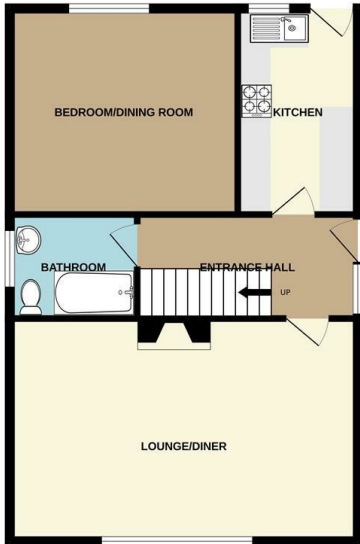
Non-Standard Construction – No

Any Legal Restrictions – No

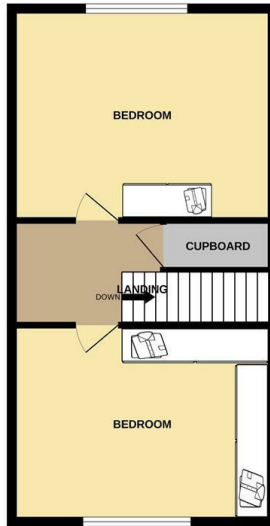
Other Material Issues – No



GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.

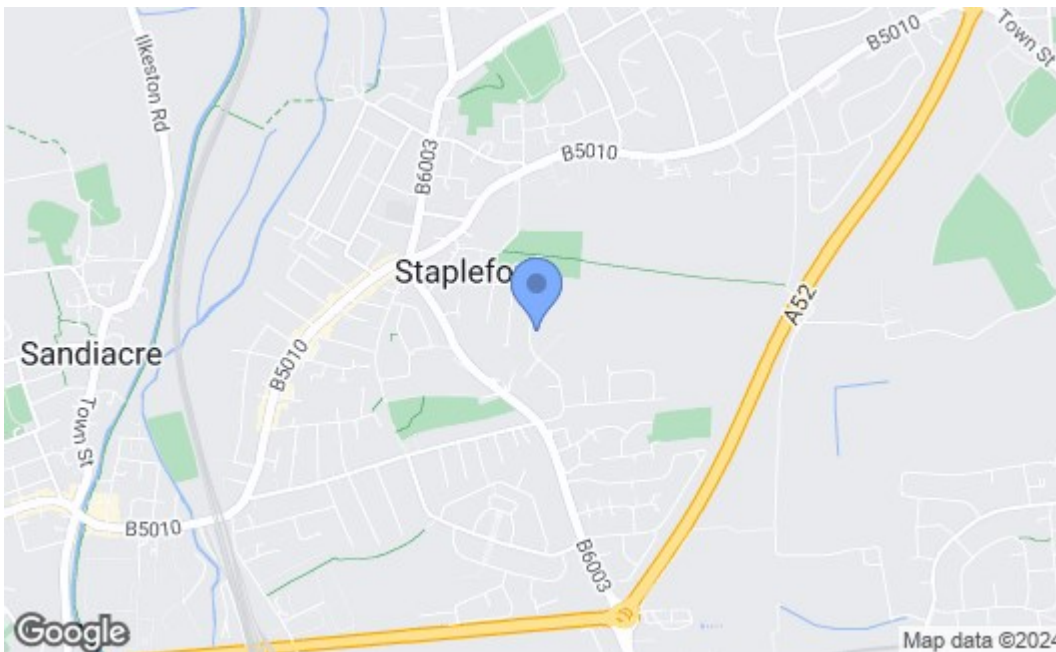


1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1103 sq.ft. (102.4 sq.m.) approx.

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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| 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                     |  |                         |           |
| <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.