



Frederick Road  
Stapleford, Nottingham NG9 8FL

**£220,000 Freehold**

A TWO BEDROOM END TERRACED  
HOUSE WITH ATTIC CONVERSION.



A surprisingly spacious end terraced house with two bedrooms and converted attic.

By no means is this the average terraced property. This house has been significantly extended and improved over the years by the current owners to offer spacious accommodation, ideal for first time buyers and families alike.

A particular feature of this property is the extended open plan dining kitchen, a great place for socialising and entertaining. With an array of built-in units and integrated appliances, including a Range-style cooker. There is also a partially vaulted ceiling, bring a lot of natural light through roof windows, and French doors opening to a large terraced patio area (great for BBQing in the Summer months).

Further features of this property are gas fired central heating served from combination boiler, double glazed windows throughout and a generous living room with large, square bay window. The family bathroom located on the first floor offers a modern contemporary suite.

The current owners converted the attic some years ago, providing a useful additional space. The property is in the process of being redecorated and is offered for sale with NO UPWARD CHAIN and ready to move into.

The property enjoys larger than expected rear gardens which are attractively landscaped with a generous terraced patio area and steps leading to a lower garden finished in artificial lawn, with a further area finished in decking at the foot of the plot.

The property is located within walking distance of Stapleford town centre, offering a variety of shops and facilities. There are regular transport links close by and good road networks for those wishing to commute to the nearby towns and cities of Beeston, Nottingham and Derby, etc.

A remarkable property that can only be fully appreciated once viewed internally.



## LIVING ROOM

13'11" into bay x 11'7" (4.26 into bay x 3.55)

Built-in oak finished media cabinet and matching storage cabinets and book shelves. Feature LVT herringbone-style flooring, radiator, double glazed bay window to the front. Double glazed front entrance door. Feature oak latched internal door leading to dining kitchen.

## DINING KITCHEN

24'4" x 12'0" reducing to 11'1" (7.43 x 3.66 reducing to 3.38)

The dining area has understair store cupboard with feature oak latched door, matching door leading to the staircase to first floor, LVT herringbone-style flooring, double glazed window to the side, radiator, open to kitchen area. The kitchen area comprises a comprehensive range of Shaker-style fitted wall, base and drawer units with wood block work surfacing and inset ceramic Belfast sink unit. Gas/electric Range-style cooker. Integrated dishwasher and fridge/freezer. Tiled splashbacks, partially vaulted ceiling, two double glazed roof windows. LVT herringbone-style flooring. Double glazed French doors opening to the rear garden. Latched door leading to utility room/WC.

## UTILITY ROOM/WC

5'5" x 5'11" (1.66 x 1.81)

Eye level units, work surfacing, plumbing and space for washing machine and space for tumble dryer. Low flush WC, wall mounted wash hand basin. Radiator, double glazed window.

## FIRST FLOOR LANDING

Feature open tread staircase leading to attic.

## BEDROOM ONE

12'0" x 11'6" (3.67 x 3.52)

Partially recessed shower enclosure with feature twin rose thermostatically controlled shower system. Double glazed windows, radiator.

## BEDROOM TWO

12'0" x 7'0" (3.67 x 2.15)

Contemporary wall mounted radiator, recessed shelving, double glazed window to the rear.

## SHOWER ROOM

7'11" x 6'5" (2.43 x 1.98)

Incorporating a modern three piece suite comprising wash hand basin with a vanity unit, low flush WC and large, shaped walk-in shower enclosure with twin rose thermostatically controlled shower system. Feature tiling to walls, radiator, double glazed window.

## ATTIC

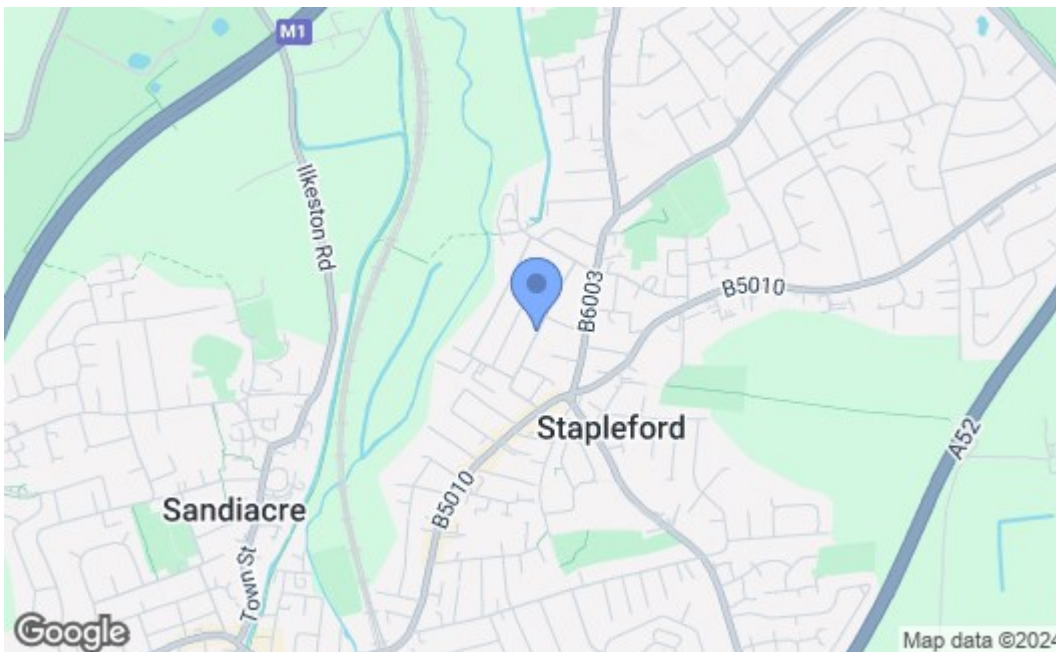
11'6" x 17'1" (3.51 x 5.22)

Additional eaves storage space, radiator, fitted cupboards, double glazed windows to the side, double glazed Velux roof window. The attic space has been used as a bedroom, although believed to be unregulated. The Seller will provide an indemnity insurance as a result of this.

## OUTSIDE

To the front is a small walled-in frontage with shared access to front door. There is shared gated access to the side of the house with further wrought iron gate leading to the rear where there is an attractive raised terraced patio area. There is an attractive wrought iron railing and gate with steps leading to the lower garden which is attractively landscaped, finished with artificial lawn for ease of maintenance. At the foot of the plot is a further decked terraced area. The adjoining neighbour has right of access through a gate.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.