



West End Street
Stapleford, Nottingham NG9 7DA

£265,000 Freehold

A FOUR BEDROOM DETACHED HOUSE.



BEHIND THE ATTRACTIVE PERIOD FACADE LIES A MODERN CONTEMPORARY FOUR BEDROOM DETACHED HOUSE.

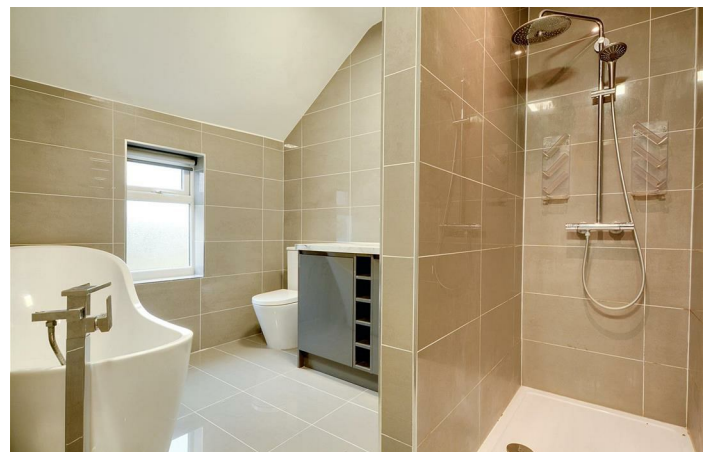
This surprisingly spacious property comes to the market in a ready to move into condition. Features of this property include a large open plan family dining kitchen with a newly fitted kitchen with built-in appliances and French doors open to the rear garden. The living room has a media wall and the luxury family bathroom has a slipper bath and walk-in shower.

Centrally heated from a newly installed gas combination boiler and double glazed throughout, the property has newly updated electrics confirming the latest standards, has been redecorated throughout and most of the rooms have new floor coverings.

The property also benefits from an integral garage with additional useful storage area. The rear garden offers an attractive and private courtyard style feel with artificial lawn.

Conveniently situated on the outskirts of Stapleford town centre within walking distance of many local amenities including shops and facilities, and a regular bus service linking Nottingham and Derby. Highly regarded schools for all ages are also within walking distance and for those wishing to commute further afield a short distance away is the A52 for Nottingham/Derby and Junction 25 of the M1, as well as the park and ride for the Nottingham Tram.

A fantastic home for growing families with a good amount of bedroom space also ideal for those wishing to work from home. An early internal viewing is highly recommended.



ENTRANCE HALL

Composite front entrance door, double glazed window, stairs to the first floor, courtesy door to the garage, door to the living room and to the family dining kitchen.

LIVING ROOM

15'0" x 11'9" (4.58 x 3.6)

Media wall to one wall with features including TV inset for TVs up to 70", concealed cable trunking and lit shelving. Inset contemporary remote controlled flame-effect electric fire. Radiator and double glazed window to the front.

FAMILY DINING KITCHEN

26'6" x 5'10" increasing to 11'9" to dining area (8.1 x 1.8 increasing to 3.6 to dining area)

The kitchen area comprises a newley fitted fitted range of wall, base and drawer units with contrasting square edge work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, electric hob, integrate dishwasher and washing machine. Wall mounted flat panel radiator. Double glazed windows to the rear. To the dining area there is a radiator and double glazed French doors open to the rear garden.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

13'0" x 11'10" (3.98 x 3.62)

Overstairs walk-in closet, radiator, double glazed window to the front.

BEDROOM TWO

13'1" x 11'10" (3.99 x 3.63)

Radiator and double glazed window to the rear.

BEDROOM THREE

11'11" x 5'11" (3.64 x 1.82)

Radiator and double glazed window to the rear.

BEDROOM FOUR

7'10" x 6'7" (2.40 x 2.03)

Radiator and double glazed window to the front.

BATHROOM

9'11" x 7'3" increasing to 12'3" (3.03 x 2.23 increasing to 3.74)

Offering a spacious and luxurious bathing area with vanity wash hand basin, low flush WC, walk-in shower and slipper bath with pillar taps. Tile walls and floor, heating towel rail and double glazed window.

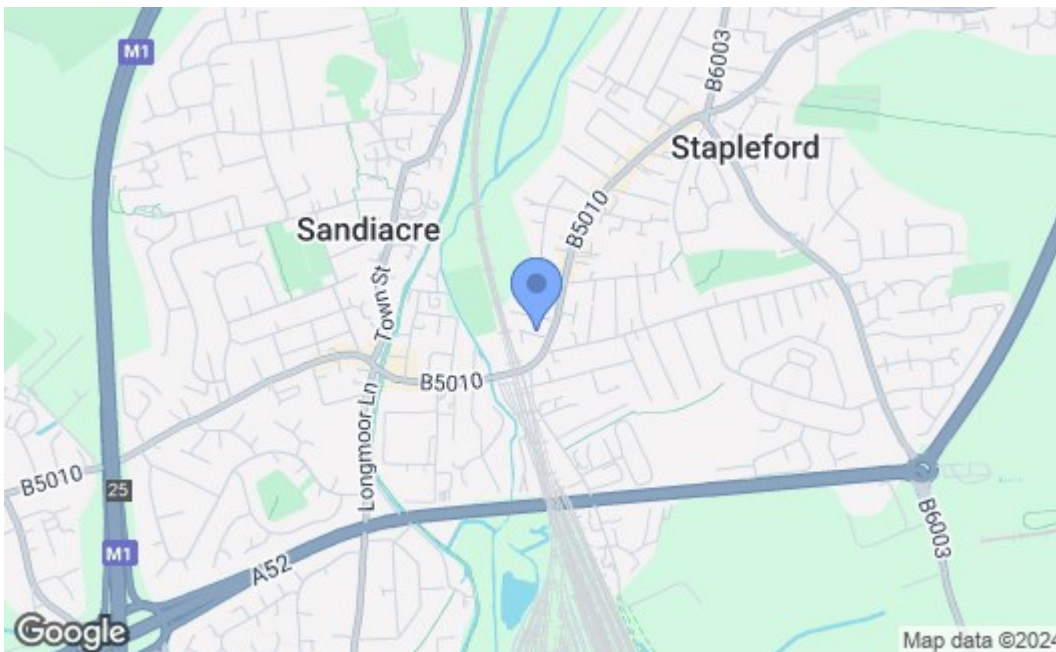
OUTSIDE

The property fronts the pavement and has gated pedestrian access at the side of the property leading to the rear garden. The rear garden is fenced and enclosed with feature artificial lawn, ornamental gravel area for bin store. At the foot of the plot is a bespoke timber constructed garden shed.

AGENTS NOTES

The property suffered from flood damage in October 2023. The property had the benefit of remedial treatments and a programme of refurbishment following this event.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.