



Portland Crescent  
Stapleford, Nottingham NG9 7GT

**£249,995 Freehold**

A TRADITIONAL BAY FRONTED THREE  
BEDROOM SEMI DETACHED HOUSE  
SITUATED IN THIS QUIET CUL DE SAC  
LOCATION.





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS TRADITIONAL THREE BEDROOM BAY FRONTED SEMI DETACHED HOUSE LOCATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL QUIET CUL DE SAC LOCATION AT THE TOP END OF STAPLEFORD HILL.

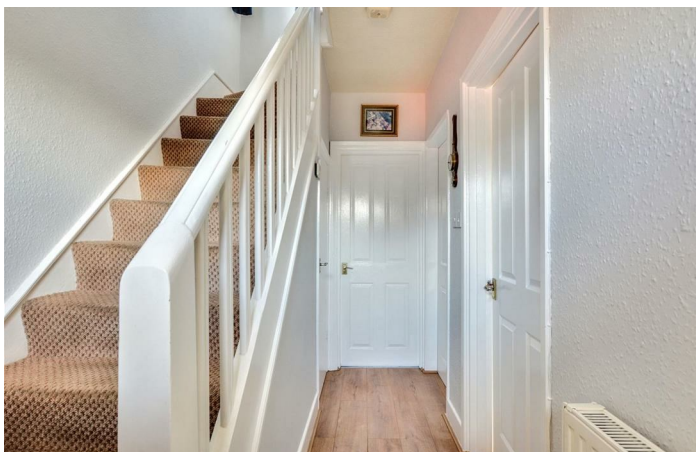
With accommodation over two floors, the ground floor comprises entrance hallway, bay fronted reception room, spacious living room, and kitchen. The first floor landing then provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking to the front for two cars, and a generous garden plot to the rear.

The property is situated favourably within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. There is also easy access to great transport links to and from the surrounding areas such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to the open spaces of both Queen Elizabeth Park and Archers Field, as well as the shops, services and amenities situated in Stapleford town centre.

We believe the property will make an ideal first time buy or young family home and we highly recommend an internal viewing.



### ENTRANCE HALL

11'9" x 5'7" (3.60 x 1.71)

Panel and glazed front entrance door with windows either side of the door set within an open porch with decorative exposed brickwork to the front. The hallway has a staircase rising to the first floor with decorative wood spindle balustrade, radiator, coat pegs, internal doors leading through to the living room, dining room and kitchen. There is also a useful understairs storage pantry housing the meters with a double glazed window to the side, lighting and shelving.

### FRONT RECEPTION/DINING ROOM

12'6" x 10'0" (3.83 x 3.05)

Double glazed bay window to the front, radiator, central chimney breast incorporating a pebble stone effect electric fire, media points.

### LIVING ROOM

18'6" x 10'0" (5.65 x 3.05)

Double glazed window to the rear (with fitted blinds), media points, wall light points, chimney breast incorporating a remote control electric fire.

### KITCHEN

11'4" x 7'4" (3.47 x 2.25)

Comprising a matching range of fitted base and wall storage cupboards and drawers with granite effect roll to work surfaces incorporating single sink and draining board with tiled splashbacks. Space and plumbing for washing machine, cooker, fridge and freezer, as well as further under-counter space for tumble dryer or other kitchen appliance. Wall mounted gas fired combination boiler for central heating and hot water purposes, double glazed windows to both the side and rear (both with fitted blinds), radiator, uPVC panel and double glazed exit door to the rear garden.

### FIRST FLOOR LANDING

Double glazed window to the side, decorative wood spindle balustrade. Doors to all bedrooms and bathroom.

### BEDROOM ONE

12'0" into bay x 9'10" (3.68 into bay x 3.01)

Double glazed bay window to the front, radiator, media points.

### BEDROOM TWO

12'0" x 9'10" (3.66 x 3.02)

Double glazed window to the rear overlooking the rear garden, radiator, loft access point to a partially boarded, lit and insulated loft space via pull-down loft ladders.

### BEDROOM THREE

8'0" x 7'4" (2.46 x 2.24)

Double glazed window to the rear (with fitted roller blind), radiator.

### BATHROOM

6'2" x 5'9" (1.90 x 1.77)

Three piece suite comprising panel bath with mixer tap and electric shower over, wash hand basin with mixer tap, push flush WC. Tiling to the walls, double glazed window to the front, radiator, wall mounted bathroom storage cupboard.

### OUTSIDE

To the front of the property there is a lowered kerb entry point providing access to a side-by-side part tarmac/part gravel driveway providing off street parking for two cars, access to the front entrance door, planted borders housing a variety of bushes and shrubbery, pedestrian access leading down the left hand side of the property to the rear garden.

### TO THE REAR

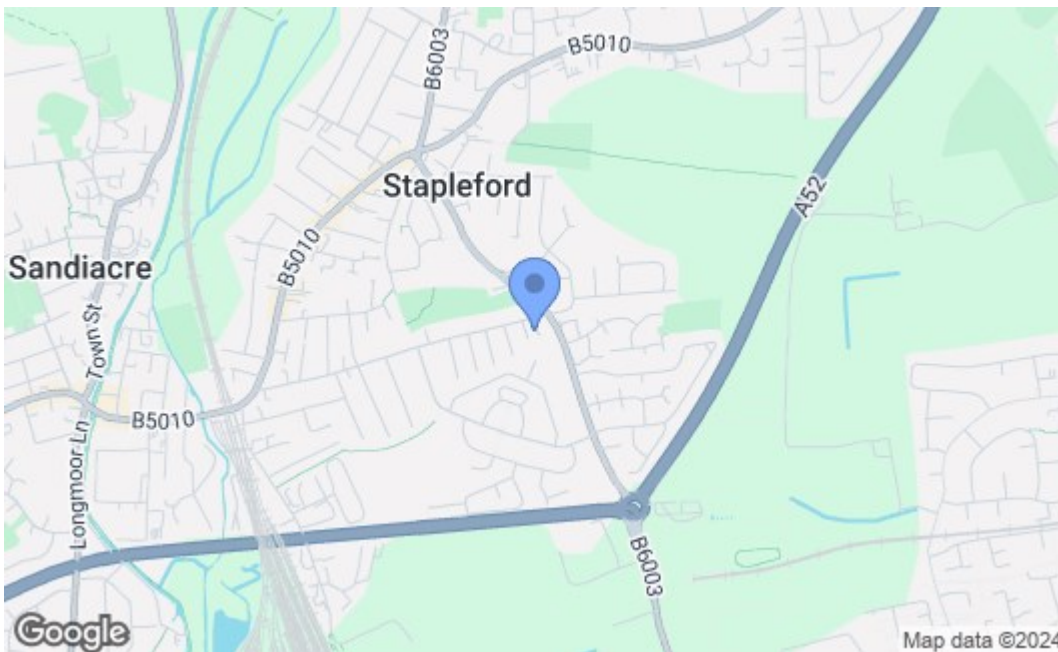
The rear garden is of a good overall size being enclosed by timber fencing to the boundary lines with a good size garden lawn with planted rockery and flowerbeds and borders housing a variety of specimen bushes, shrubs and plants. There is a good size paved patio seating area (ideal for entertaining), external water tap and lighting point, garden shed with power and lighting. Gated pedestrian access back to the front of the property.

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Proceed over the brow of the hill, passing the entrance to Fairfield School and take a right hand turn onto Brookhill Street. Take the first left into the cul de sac of Portland Crescent 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		70	
(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	
<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.