



Stapleford Road
Trowell, Nottingham NG9 3QG

A THREE BEDROOM DETACHED HOUSE.

£285,000 Freehold



Offered for sale for the first time in a generation is this traditional bay fronted three bedroom detached house located on a generous garden plot in a popular location.

Set back from the road and occupying a garden plot of approximately 0.12 of an acre. A forecourt provides ample off-street parking. There is a detached brick built garage and the south-westerly facing rear gardens offer a fantastic outdoor space for families and gardeners to enjoy.

The property benefits from gas fired central heating served from a newly installed gas combination boiler (November 2024), double glazed windows (except one).

The accommodation comprises entrance porch, hallway, lounge and dining room currently open to make a great space. To the first floor, the landing provides access to three bedrooms and bathroom (with spa bath).

Situated in this highly regarded residential suburb, great for families and commuters alike as local schools are within easy reach, as is open space and playing fields. There is a regular bus service and good road networks leading to the nearby towns of Stapleford and Beeston, as well as Nottingham, Derby and Junction 25 of the M1 motorway via the A52.

Many houses on this road have been extended and adapted over the years to provide for larger family accommodation. Therefore, this property offers fantastic potential, subject to permissions, etc. for the next generation to put their own mark upon it.



ENTRANCE PORCH

Double glazed window and front entrance door. Door and window to hallway.

HALLWAY

Radiator, stairs to the first floor.

LOUNGE

13'7" x 10'11" (4.15 x 3.34)

Open fireplace and surround, radiator, double glazed bay window to the front, archway to dining room.

DINING ROOM

14'0" x 10'11" (4.27 x 3.34)

Radiator, double glazed patio doors to the rear.

KITCHEN

13'3" x 6'0" (4.06 x 1.85)

Range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Electric cooker point, appliance space. Understairs store cupboard, double glazed window to the rear, door to the side.

FIRST FLOOR LANDING

Single glazed window, doors to bedrooms and bathroom.

BEDROOM ONE

14'0" x 11'0" (4.27 x 3.36)

Radiator, double glazed window to the rear.

BEDROOM TWO

11'2" x 11'0" (3.41 x 3.36)

Radiator, double glazed window to the front.

BEDROOM THREE

6'7" x 6'2" (2.03 x 1.88)

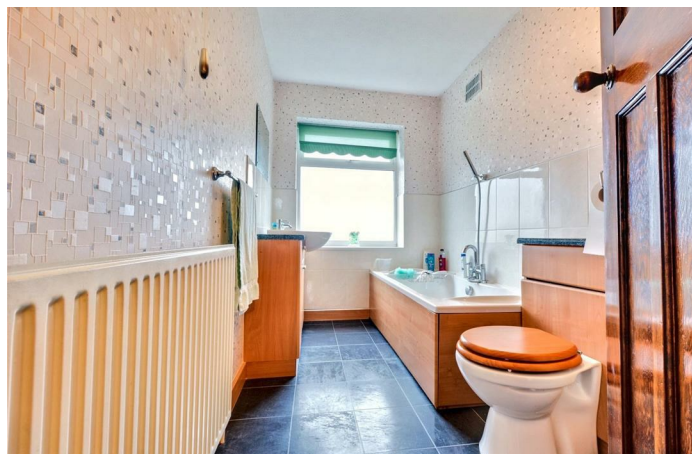
Radiator, double glazed window to the front.

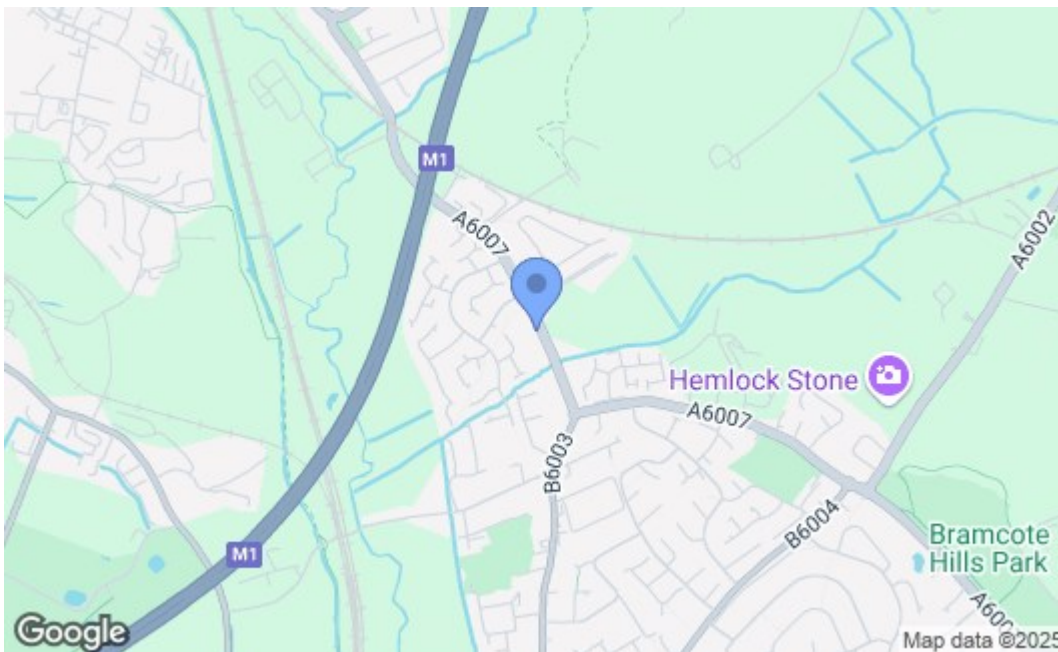
FAMILY BATHROOM

Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush WC, spa bath. Radiator, cupboard housing gas combination boiler (installed in November 2024) for central heating and hot water. Double glazed window.

OUTSIDE

The property is set back from the road with a walled and fenced-in garden with sections laid to lawn. A drive and forecourt provides parking for up to three vehicles. There is a gate at the side to a limited car width driveway which in turn leads to the detached garage. To the rear the garden is approximately 140ft (43m) in length and has expansive lawned gardens, mature trees and shrubs, patio area, bedding and garden outbuildings.





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