



Ilkeston Road  
Stapleford, Nottingham NG9 8JE

A THREE BEDROOM DETACHED HOUSE.

**£395,000 Freehold**





Situated on a garden plot of just under a quarter of an acre is this traditional three bedroom detached family home.

Set back some way from the road, the property enjoys a large frontage which is screened to the front boundary, lawns and a driveway providing ample parking. The driveway continues through gates to the rear where there is additional hard standing, carport (suitable for caravan) and double garaging. There is also gated additional hard standing. These features are ideal for those with a number of vehicles, car enthusiasts, motorhomes, caravans, etc.

The property offers well balanced accommodation which is centrally heated by a recently installed gas combination boiler and benefits from double glazed windows.

The accommodation comprises entrance porch, hallway, two reception rooms and an extended kitchen with breakfast area. To the first floor, the landing provides access to three bedrooms and a four piece family bathroom.

Situated in this highly regarded residential suburb on the borders of Bramcote. The property is opposite Ilkeston Road Recreation Ground, within walking distance of local schools and many open spaces, including Hemlock Stone, Bramcote Hills Park and Bramcote Hills Leisure Centre. For those looking to commute, the A52 is a short drive away giving direct access to Nottingham, Derby, Beeston and Junction 25 of the M1 motorway for further afield.

Due to the plot size, the property lends itself for extending to make into a larger, long term family home (subject to the usual permissions, etc.).

This property has been a fantastic family home for many years and the current owners are now selling as they are looking to downsize.

We recommend viewing the property and grounds to fully appreciate what is on offer.





### ENTRANCE PORCH

Window and front entrance door, further door leading to the hallway.

### HALLWAY

Radiator, stairs to the first floor, understairs store cupboard.

### LOUNGE

14'9" x 11'5" (4.52 x 3.50)

Inset cast iron multi-fuel burner, radiator, double glazed bay window to the front.

### SITTING ROOM

18'6" x 11'5" reducing to 8'0" (5.64 x 3.50 reducing to 2.46)

Living flame effect gas fire, radiator, double glazed window and door to the rear.

### KITCHEN

9'2" x 6'6" (2.8 x 2)

Wall and base cupboards with work surfacing, single bowl sink unit with single drainer. Electric cooker point, double glazed window to the side. Door to side lobby and archway to breakfast area.

### BREAKFAST AREA

10'2" x 5'0" (3.10 x 1.53)

Radiator, double glazed window to the rear.

### SIDE LOBBY

Door and window to the rear, door to cloaks/WC.

### CLOAKS/WC

Housing a low flush WC.

### FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

### BEDROOM ONE

11'9" x 11'5" (3.60 x 3.48)

Radiator, double glazed window to the front.

### BEDROOM TWO

11'7" x 9'6" reducing to 8'2" (3.55 x 2.92 reducing to 2.50)

Fitted wardrobes, cupboard housing 'Worcester' gas combination boiler installed in 2024 (for central heating and hot water).

### BEDROOM THREE

7'10" x 7'0" (2.41 x 2.14)

Radiator, double glazed window to the front.

### BATHROOM

8'6" x 6'6" (2.6 x 2)

Incorporating a four piece suite comprising wash hand basin in vanity unit, low flush WC, bath and walk-in shower cubicle. Tiling to walls, double glazed window.

### OUTSIDE

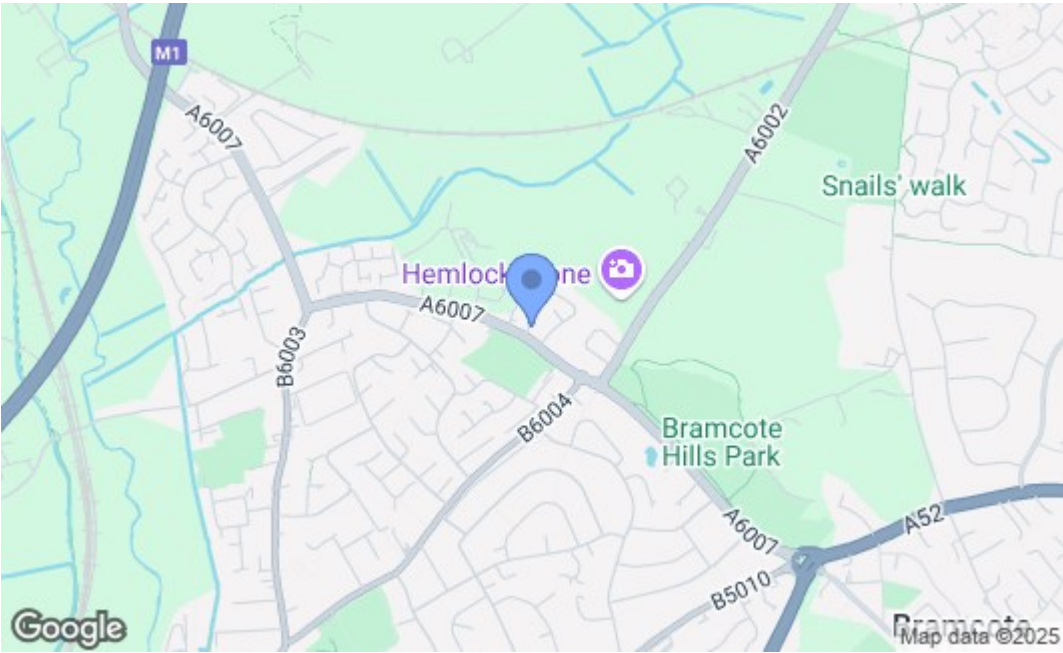
Situated on a substantial garden plot of just under a quarter of an acre (0.23 of an acre). To the front is fenced in side boundaries with mature trees and shrubs to front boundary, enhancing privacy, and there is a section of garden laid to lawn. A driveway leads into the plot which provides ample off-street parking and vehicle gates at the side of the house where the driveway continues to the rear garden where there is a courtyard providing additional hard standing which then leads to an attached carport at the far side of the property offering additional covered hard standing. The driveway continues along one boundary to the garage and at the foot of the plot is a carport (suitable for caravan storage). There is a section of garden laid to lawn, patio area and further garden bedding and greenhouse.

### GARAGE

19'4" x 19'0" (5.9 x 5.8)

A generous double garage and workshop with electric up and over door, light, power and inspection pit.





| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         | 86        |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   | 62      |           |
| (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 <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 |         |           |
| 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.