

Mill Road  
Stapleford, Nottingham NG9 8GD

**£230,000 Freehold**

A SPACIOUS & EXTREMELY WELL  
PRESENTED BAY FRONTED TWO  
BEDROOM SEMI DETACHED HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET A RARE OPPORTUNITY TO PURCHASE A TRADITIONAL BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE SITTING ON A GENEROUS PLOT WITH THE MAJOR BENEFIT OF A DETACHED DOUBLE GARAGE AND A GENEROUS GARDEN SPACE WITH DETACHED GARDEN CABIN.

The accommodation comprises entrance hall, bay fronted living room, spacious full width kitchen and matching full width conservatory to the ground floor. The first floor landing provides access to two bedroom and a shower room.

The property also benefits from house alarm, wireless garage alarm, CCTV installed (two cameras to the front with potential to extend to a further two cameras to the rear), gas fired central heating from combination boiler, double glazing, gated off-street parking and, as previously mentioned, detached double garage, generous gardens and garden cabin.

The property is located within walking distance of the shops, services and amenities in Stapleford town centre. There is also easy access to a variety of nearby schooling for all ages, as well as transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

Outdoor space is nearby, including walks through the local fields, as well as Hickings Lane Park and Bramcote Hills Park.

There is the potential to explore extensions or putting the plot to further use, subject to the usual permissions and approvals.

We highly recommend an internal viewing.



## HALL

3'8" x 3'3" (1.12 x 1.00)

uPVC panel and double glazed front entrance door, radiator, staircase rising to the first floor. Door to living room.

## LIVING ROOM

14'8" x 11'2" (4.48 x 3.42)

Double glazed walk-in bay window to the front (with three individual blinds), radiator, laminate flooring, media points. Door to kitchen.

## KITCHEN

14'5" x 9'10" (4.40 x 3.02)

Equipped with a matching range of fitted base and wall storage cupboards and drawers, with granite effect roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap, decorative tiled splashbacks. Space for Rangemaster cooker with curved extractor canopy over, space and plumbing for under-counter washing machine and dishwasher, further space for freestanding American-style fridge/freezer. Concertina doors then open into the useful understairs storage pantry with coat pegs, shelving and lighting. Wall mounted 'Worcester' gas fired combination boiler (for central heating and hot water purposes), meter cupboard box, double glazed window to the rear looking through to the conservatory, glass fronted crockery cupboards. uPVC panel and double glazed door then provides access to the conservatory.

## CONSERVATORY

14'8" x 9'7" (4.48 x 2.93)

Brick and double glazed construction with sloping panel ceiling with double glazed windows to both the side and rear (with fitted blinds), four radiators, double glazed French doors opening out to the rear garden (with fitted vertical blinds), uPVC panel and double glazed door access back into the kitchen, multiple power points.

## FIRST FLOOR LANDING

Double glazed window to side (with fitted blinds), radiator. Doors to both bedrooms and shower room. Loft access point via foldaway loft ladders to a boarded, lit and insulated loft space. The loft also has the benefit of power.

## BEDROOM ONE

11'2" x 10'11" (3.42 x 3.34)

Double glazed window to the front (with fitted blinds), radiator, useful overstairs storage closet, potential to include large, freestanding wardrobe.

## BEDROOM TWO

11'8" x 7'6" (3.56 x 2.30)

Double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator.

## SHOWER ROOM

8'5" x 6'4" (2.58 x 1.95)

Three piece suite comprising larger than average tiled and enclosed shower cubicle with dual attachment mains shower heads, glass shower screen and door, wash hand basin with mixer tap (storage drawers beneath), push flush WC. Double glazed window to the rear (with fitted blinds), wall mounted bathroom cabinet, extractor fan, decorative wall tiling, traditional radiator, as well as a chrome ladder towel radiator.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a double width driveway accessed via double timber wooden gates, pedestrian access which leads down the side of the property in between the house and the garage. The front garden is designed for straightforward maintenance enclosed by timber fencing with concrete posts and gravel boards with decorative broken slate plum chippings and stepping stones providing access to the front entrance door with an external lighting point to the side of the door. Leading down the side of the property to the rear garden is a water tap and lighting points, double doors lead into the rear part of the garage and the garden itself is enclosed by timber fencing with concrete posts and gravel boards. Split into various sections with a paved patio seating area, decorative gravel stone chippings with raised beds (ideal for fruit or vegetables), planted flower borders housing a variety of plants and bushes, shaped garden lawn with flower borders. To the foot of the plot there is a greenhouse (potentially included within sale). A paved pathway from the garden also then leads to the detached garden cabin.

## GARDEN CABIN

9'11" x 8'0" (3.04 x 2.44)

Constructed in 2021 with double doors to the front, multiple power points, HDMI cabling.

## DETACHED DOUBLE GARAGE

24'0" x 21'7" (7.34 x 6.60)

Twin up and over door access from the front, multiple power and lighting points, workbenches and racking (potentially included within the sale). Double door access leading back into the rear garden, window to the rear.

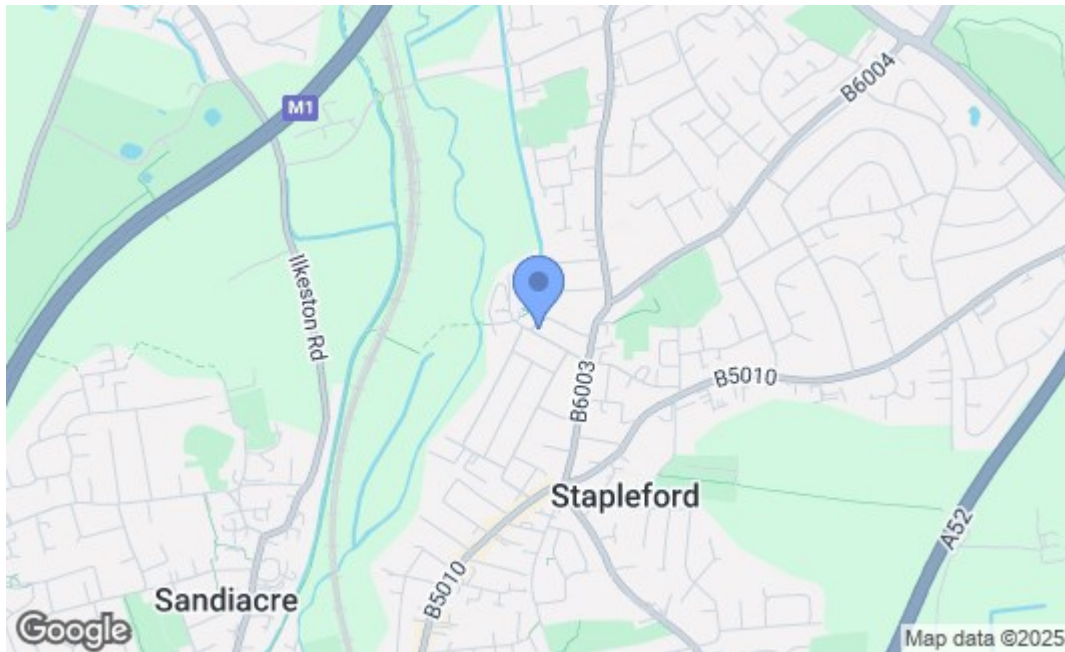
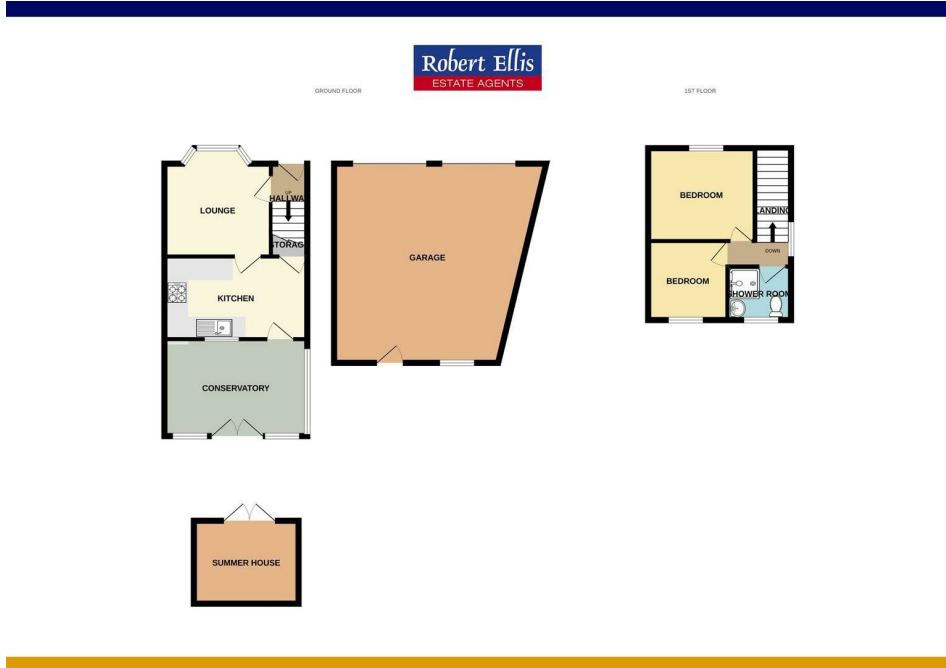
## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Take an eventual left hand turn onto Mill Road and proceed past the turning for Frederick Road. The property can then be found on the right hand side before the turning for both Manor Avenue and Oakfield Road.

## AGENTS NOTE

The property could be further enhanced by utilising the space where the current detached double garage is for extending the property, subject to the relevant permissions and approvals via the Local Authority.





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