Robert Ellis

look no further. . .

Wadsworth Road
Stapleford, Nottingham NG9 8AZ

A 5/6 BEDROOM EXTENDED SEMI DETACHED HOUSE.

Offers Over £350,000 Freehold

ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET THIS SPACIOUS, WELL MAINTAINED AND VERSATILE 5/6 BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION ON THE STAPLEFORD/BRAMCOTE BORDER.

With generous accommodation split over three floors which comprises entrance hallway with useful understairs storage space and access to the integral garage, living room, dining room, kitchen and cloaks/WC to the ground floor. The first floor landing then provides access to three bedrooms, separate WC, bathroom and office/nursery. A further staircase then rises to the top floor and provides access to two further bedrooms.

The property also benefits from gas fired central heating, double glazing, off-street parking for two cars, garaging, useful lean-to and enclosed garden space to the rear.

The property is located within close proximity of excellent schooling for all ages and Bramcote Leisure Centre. There is easy access to great transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the i4 bus route and the Nottingham electric tram terminus situated at Bardills roundabout. A short walk to Bramcote Park and to the countryside via Baulk Lane.

We believe the property will make an ideal long term family home due to the space available and we highly recommend an internal viewing.

ENTRANCE HALL
14'6" x 7'4" (4.44 x 2.26)
Feature composite and double glazed front entrance door with double glazed window to the side of the door, staircase rising to the first floor with decorative wood spindle balustrade, radiator, router point. Doors to living room, dining room, kitchen, WC and garage. Useful understairs storage cupboard.

LIVING ROOM
15'6" x 11'7" (4.74 x 3.55)
Sliding double glazed patio doors opening out into the rear garden, picture rail, wall light points, media points, central decorated exposed brick chimney breast/fireplace with tiled hearth incorporating a multi fuel burning stove.

DINING ROOM
13'0" x 11'7" (3.97 x 3.54)
Double glazed window to the front, radiator, picture rail, door access back to the hallway, bi-folding doors leading through to the living room, Adam-style fire surround incorporating marble insert and hearth with three bar gas fire.

KITCHEN
12'11" x 11'5" (3.94 x 3.50)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with marble style roll top work surfaces incorporating one and a half bowl sink unit with draining board and central mixer tap. Fitted four ring gas hob with extractor over and oven beneath, full height pantry cupboard, space for under-counter fridge and freezer, space for dishwasher. Double glazed window to the rear overlooking the rear garden (with fitted roller blind), uPVC panel and double glazed rear exit door (with fitted roller blind), additional composite and double glazed side exit door to the lean-to.

CLOAKS/WC
10'10" x 3'5" (3.31 x 1.06)
Two piece suite comprising low flush WC and wash hand basin with mixer tap with tiled splashbacks. Double glazed window to the side (with fitted roller blind), extractor fan, radiator, coat pegs.

FIRST FLOOR GALLERIED LANDING
Double glazed window to the front, two radiators, turning staircase rising to the top floor with decorative wood spindle balustrade. Doors to bedrooms, bathroom and separate WC.

BEDROOM ONE
15'4" x 9'8" (4.69 x 2.97)
Double glazed window to the rear overlooking the rear garden, range of fitted wardrobes to one wall, radiator, picture rail.

BEDROOM TWO
12'11" x 11'8" (3.95 x 3.56)
Double glazed window to the front with views towards Bramcote and St Michael's Church, radiator, picture rail.

BEDROOM THREE
13'8" x 7'10" (4.18 x 2.40)
Double glazed window to the front (with fitted roller blind), radiator.

OFFICE/NURSERY
7'11" x 4'7" (2.42 x 1.41)
Double glazed window to the front (with fitted roller blind), radiator.

BATHROOM
8'1" x 7'5" (2.48 x 2.27)
Three piece suite comprising panel bath and separate shower cubicle with 'Mira' electric shower, glass screen and glass shower door, wash hand basin, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes with storage shelving above. Double glazed window to the rear (with fitted roller blind), extractor fan, radiator, partially tiled walls.

SEPARATE WC
4'5" x 3'10" (1.36 x 1.19)

SECOND FLOOR LANDING
Decorative wood spindle balustrade, decorative beamed ceiling, eaves access point, spotlights. Doors to both loft bedrooms.

LOFT BEDROOM FRONT
10'5" x 8'11" (3.19 x 2.72)
Two Velux roof windows to the front, decorative beamed ceiling, spotlights.

LOFT BEDROOM REAR
11'3" x 8'7" (3.43 x 2.63)
Velux roof window to the rear, decorative beamed ceiling, spotlights, laminate flooring.

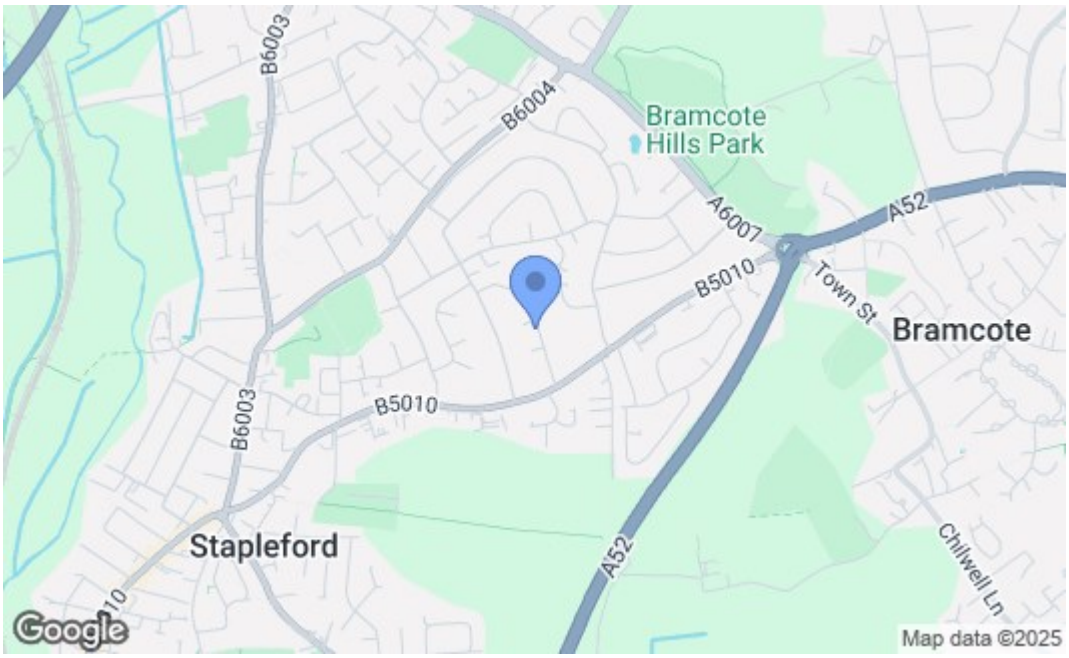
OUTSIDE
To the front of the property there is a lowered kerb entry point to a driveway providing off-street parking which in turn leads to the garage and front entrance door. Front garden lawn, planted borders housing a variety of bushes, shrubs and trees to the boundary line.

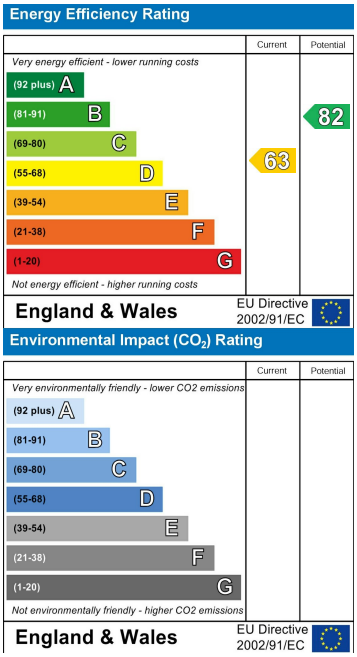
TO THE REAR
The rear garden is enclosed by timber fencing to the boundary line and split into various sections incorporating a paved patio seating area (ideal for entertaining) overlooking the shaped garden lawn. There is an access door to the lean-to.. The garden has well established and shaped planted flowerbeds, borders and rockery housing a variety of bushes, shrubs, trees and plants. To the foot of the plot, there is a small additional patio area leading onto a pitched roof garden shed.

LEAN-TO
27'9" x 9'5" (8.46 x 2.88)
Water tap, gas meter, lighting points.

GARAGE
14'6" x 8'0" (4.43 x 2.45)
Up and over door to the front, plumbing and space for a washing machine, power and lighting points.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road Stapleford. Continue in the direction of Bramcote, before taking an eventual left hand turn onto Wadsworth Road. The property can be found on the left hand side opposite the entrance to the school, identified by our For Sale board.





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.

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