



Ash Grove
Stapleford, Nottingham NG9 7GL

£285,000 Freehold

AN EXTENDED THREE BEDROOM SEMI
DETACHED HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOM TO THE MARKET THIS WELL PRESENTED AND EXTENDED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL CATCHMENT LOCATION.

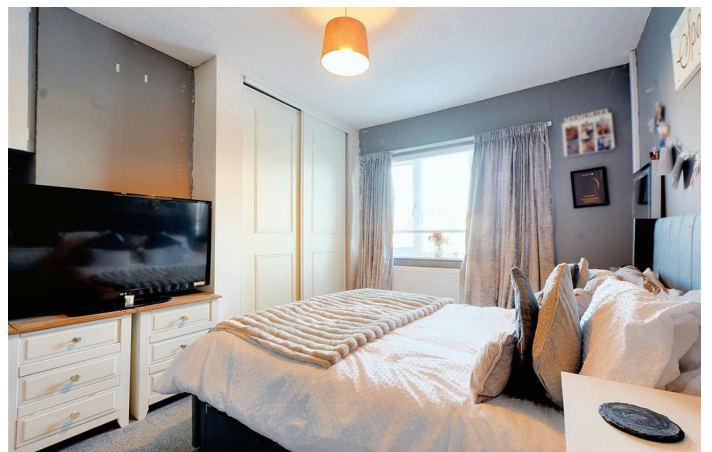
With accommodation over two floors, the ground floor comprises entrance hall, living room, dining room, kitchen and utility. The first floor landing then provides access to three bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating from combination boiler, 4 camera CCTV system. double glazing and generous garden space to the rear.

The property is located in this popular and established catchment area of Stapleford on a well regarded, no-through road, cul de sac location within walking distance of excellent nearby schooling for all ages, such as William Lilley, Fairfield and George Spencer.

There is also easy access to excellent 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.

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



ENTRANCE HALL

12'9" x 6'5" (3.90 x 1.97)

Composite and double glazed front entrance door with matching panels to either side of the door, staircase rising to the first floor with decorative wood spindle balustrade, radiator, laminate flooring, meter cupboard box, useful understairs storage/WC. Opening through to the utility room and door through to the dining room.

GROUND FLOOR WC

Comprising a modern white two piece suite comprising push flush WC and wash hand basin with mixer tap and storage cupboard beneath. Double glazed window to the side, ladder towel radiator, spotlights, tiled floor.

LIVING ROOM

12'10" x 11'10" (3.92 x 3.62)

Double glazed bay window to the front (with fitted blinds), laminate flooring, media points, radiator.

DINING ROOM

12'6" x 10'10" (3.83 x 3.32)

Laminate flooring (matching the hallway), radiator, archway through to the extended kitchen living space, double doors into the living room.

EXTENDED FULL WIDTH LIVING KITCHEN

16'4" x 13'8" (5.00 x 4.17)

The kitchen area comprises an extensive range of fitted and matching base and wall storage cupboards and drawers with granite worktops incorporating one and a half bowl sink unit with draining board and mixer tap. Space for Rangemaster cooker with matching extractor canopy over, space for American-style fridge/freezer, integrated dishwasher, central island unit with overhanging breakfast bar space with matching granite top. Double glazed windows to the rear overlooking the rear garden, double glazed French doors then open out into the rear garden (with fitted blinds), double glazed windows to either side of the door. Pitched and vaulted ceiling with two Velux roof windows and multiple spotlights, radiator, laminate flooring, media points.

UTILITY ROOM

8'11" x 7'4" (2.74 x 2.25)

Historically the original kitchen space which now offers a utility room with plumbing for the washing machine and space for tumble dryer. Fitted storage cupboards and breakfast bar/worktop space, tiled floor, radiator, uPVC panel and double glazed exit door to outside, coving and router point.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Double glazed window to the side (with fitted blinds), decorative wood spindle balustrade, loft access point with pulldown loft ladder to a partially boarded, lit and insulated loft space.

BEDROOM ONE

11'4" x 10'1" to wardrobes (3.46 x 3.08 to wardrobes)

Double glazed window to the front (with fitted blinds), radiator, sliding door central mirror fronted wardrobes with shelving and hanging space (fitted to one wall).

BEDROOM TWO

12'8" x 11'3" (3.88 x 3.45)

Double glazed window to the rear (with fitted blinds) overlooking the rear garden, radiator, sliding door fitted wardrobes with shelving and hanging space.

BEDROOM THREE

6'5" x 6'5" (1.98 x 1.97)

Double glazed window to the front (with fitted blinds), radiator, full height mirror fronted sliding door fitted wardrobes with shelving and hanging space.

BATHROOM

8'3" x 7'4" (2.53 x 2.24)

Three piece suite comprising panel bath with dual attachment mains shower over and foldaway glass shower screen, wash hand basin, low flush WC. Partial wall tiling, shaver point, double glazed window to the rear (with fitted blinds), spotlight doubling up as an extractor fan, chrome ladder towel radiator, bathroom storage cupboard with shelving.

OUTSIDE

To the front of the property there is a brick wall to the front boundary line, front entrance gate and pathway leading to the front entrance door via open porch and pedestrian access then leads down the side of the property into the rear garden.

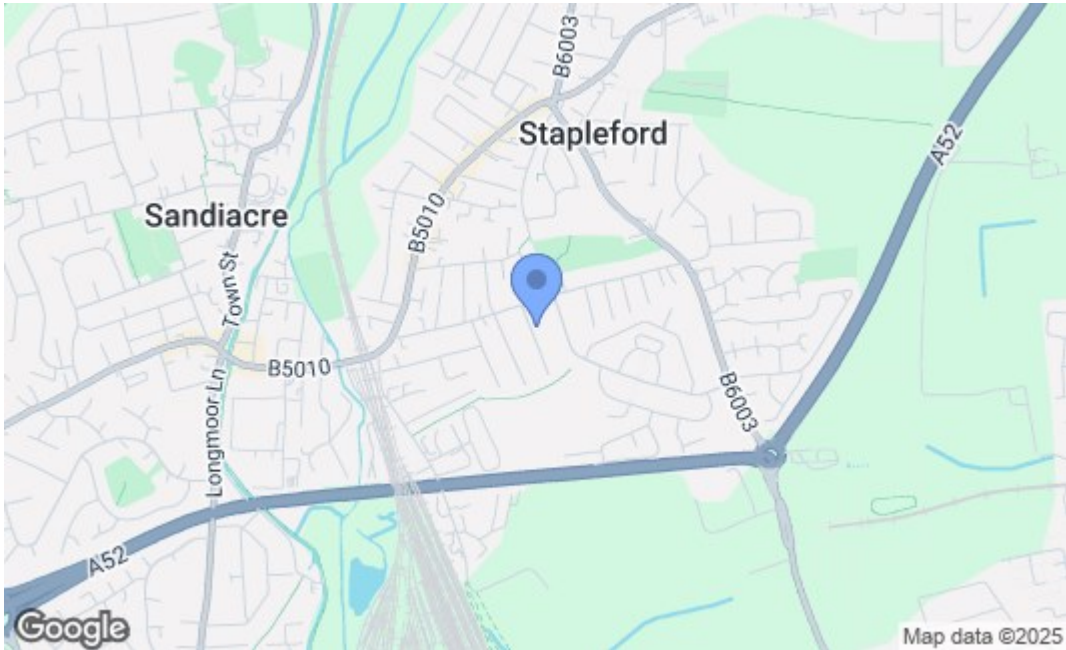
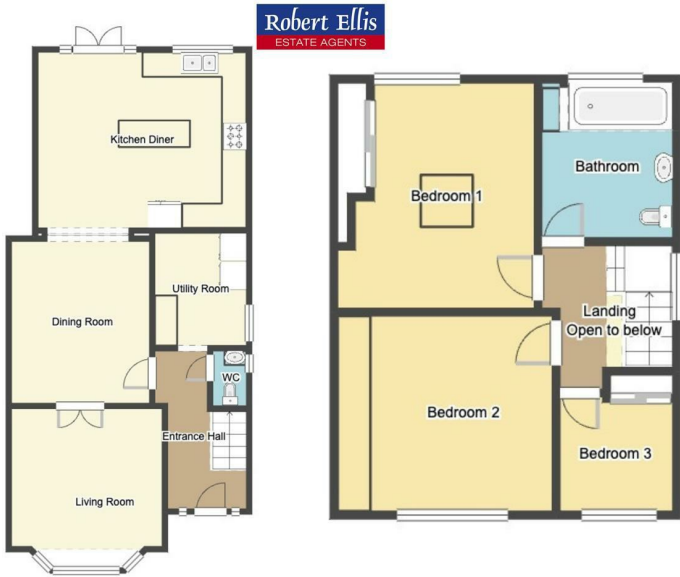
TO THE REAR



The rear garden is of a great size (ideal for families), fully enclosed by timber fencing with concrete posts and gravel boards to the boundary line, offering a variety of different sections to the garden with an initial paved patio seating area (ideal for entertaining) which has external power points, lighting and water tap. The garden opens out to two separate lawn sections accessed via a picket fence, matching gate and a pathway leading down the right hand side of the plot. The two areas are predominantly lawned with the first being screened by plum slate decorative chippings. To the foot of the plot, there is a further paved patio area, as well as a pitched roof timber storage shed.

DIRECTIONAL NOTES

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Pass the entrance to Fairfield School and take a right hand turn onto Brookhill Street. Descend the hill and take an eventual left hand turn onto Ash Grove. 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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.