

Robert Ellis

look no further...



Blake Road
Stapleford, Nottingham NG9 7HP

£239,950 Freehold

A WELL PRESENTED THREE DOUBLE
BEDROOM SEMI DETACHED HOUSE.

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL LOOKED AFTER THREE DOUBLE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL CATCHMENT LOCATION.

With accommodation over two floors, the ground floor comprises entrance porch, spacious lounge/diner and extended breakfast kitchen. The first floor landing provides access to three bedrooms, bath/shower room and separate WC.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, integral garage and generous enclosed garden to the rear.

The property sits favourably within walking distance of popular local schooling, such as William Lilley, Fairfield and George Spencer. There is also easy access to the shops, services and amenities in Stapleford town centre, as well as open countryside access.

For those needing to commute, there are great transport links nearby 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 young family home and as such we would highly recommend an internal viewing.



PORCH

5'2" x 3'11" (1.60 x 1.20)

uPVC panel and double glazed front entrance door with double glazed windows to both the front and either side. Further panel and glazed internal door (with fitted roller blind) leads through to the lounge/diner.

LOUNGE/DINER

25'4" x 10'9" (7.73 x 3.30)

Dual aspect room with double glazed windows to both the front and the rear, two radiators, Adam-style fire surround with tiled insert and hearth housing a coal effect gas fire. Media points, turning staircase rising to the first floor with decorative wood spindle balustrade, opening through to the kitchen.

BREAKFAST KITCHEN

11'9" x 10'2" (3.59 x 3.10)

Equipped with a matching range of fitted base and wall storage cupboards and drawers with roll top work surfaces incorporating single sink and draining board with central swan-neck mixer tap. Space for fridge/freezer and cooker, as well as plumbing space for the washing machine and further under-counter space for tumble dryer. Double glazed window to the rear, radiator, space for table and chairs, uPVC panel and double glazed door access leading through to the rear garden. Wall mounted gas fired combination boiler for central heating and hot water purposes, tiling to the walls.

FIRST FLOOR LANDING

Double glazed window to the side, radiator, decorative wood spindle balustrade, useful overstairs storage cupboard, towel radiator, loft access point to an insulated and lit loft space via pulldown loft ladder.

BEDROOM ONE

14'4" x 11'4" (4.39 x 3.46)

Double glazed window to the rear overlooking the rear garden, radiator, range of fitted bedroom furniture including wardrobes, drawers and overhead storage cupboards.

BEDROOM TWO

11'1" x 10'1" (3.40 x 3.09)

Double glazed window to the front, radiator.

BEDROOM THREE

10'0" x 7'9" (3.07 x 2.37)

Double glazed window to the front, radiator.

BATHROOM/SHOWER ROOM

7'9" x 4'9" (2.38 x 1.45)

Three piece suite comprising bath, separate tiled and enclosed shower cubicle with 'Mira Sprint' electric shower, glass screen and matching shower door, wash hand basin with storage cabinets beneath. Double glazed window to the rear, radiator, majority tiled walls, wall mounted bathroom light incorporating shaver point.

SEPARATE WC

5'1" x 2'10" (1.56 x 0.88)

Housing a low flush WC, double glazed window to the rear.

OUTSIDE

To the front there is a lowered kerb entry point to a driveway providing off-street parking which in turn leads to the integral garage. The front garden has a planted flowerbed housing a variety of bushes and shrubbery. There is a paved pathway which leads to the front entrance door, as well as pedestrian access leading down the side of the house to the rear.

TO THE REAR

The rear garden is enclosed and of a good overall proportion (ideal for families) offering an initial paved patio seating area with access onto a raised flowerbed and borders housing a variety of bushes and shrubbery. The garden is predominantly lawned with a timber storage shed situated at the foot of the plot. Pedestrian access leads back to the front.

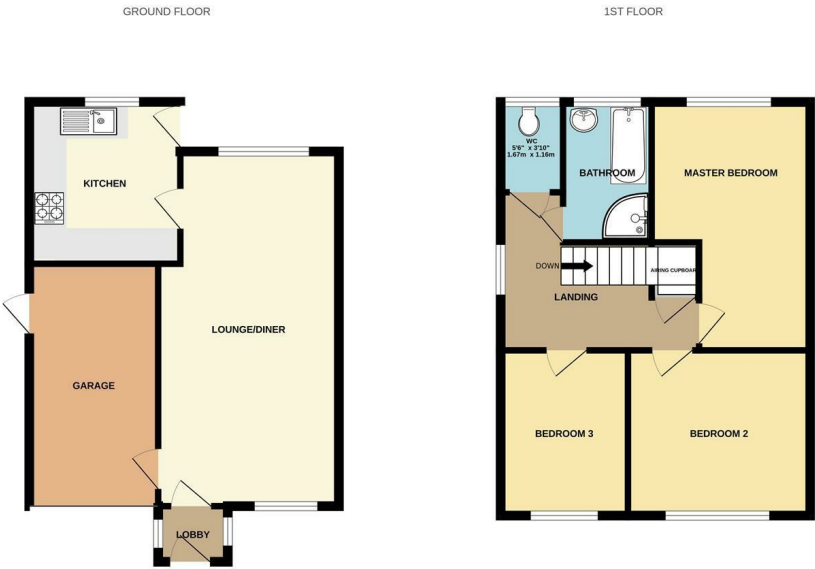
GARAGE

Up and over door to the front, uPVC door to the side, power, lighting point and cold water tap.

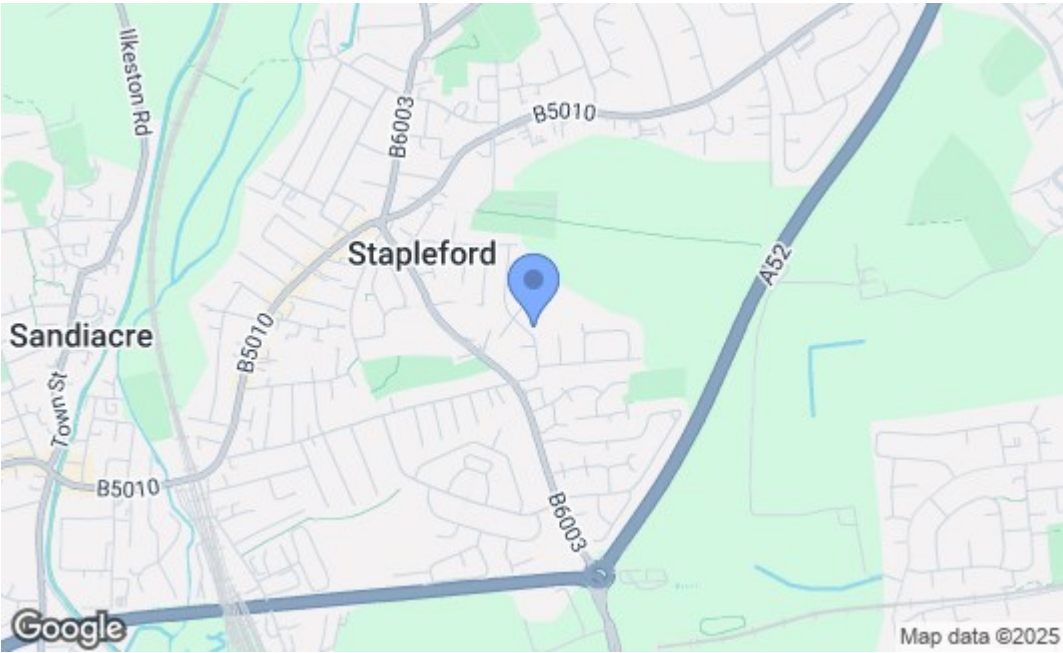
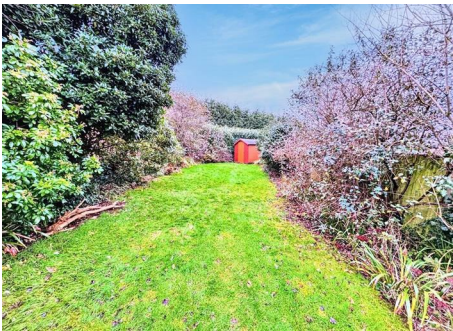
DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield School, take a left hand turn onto Blake Road. Follow the bend to the left and the property can be found on the right hand side, identified by our For Sale board.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

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