



Cemetery Road
Stapleford, Nottingham NG9 8AP

£259,995 Freehold

A SIGNIFICANTLY IMPROVED & RECENTLY
UPDATED DOUBLE HEIGHT BAY FRONTED
TWO BEDROOM SEMI DETACHED HOUSE
WITH THE EXTRA BENEFIT OF A USEFUL
ATTIC OFFICE SPACE.



ROBERT ELLIS HAVE GREAT PLEASURE IN WELCOMING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND RECENTLY RENOVATED TRADITIONAL DOUBLE HEIGHT BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room with feature media wall, full width dining kitchen (renovated within the last 18 months) and dining room extension. The first floor landing provides access to two bedrooms and a recently re-fitted luxury bathroom suite, as well as a useful attic space accessed via a pull-down loft ladder, which has previously been used as an office space.

The property is situated in this cul de sac style no through road location, within walking distance of the shops and services situated in Stapleford town centre and Aldi Supermarket, as well as nearby access to the Erewash Trail and open countryside.

There is a variety of schooling for all ages nearby, as well as easy access to the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

Over more recent times (within the last 18 months), the property has been totally renovated throughout, including re-fitting of new windows throughout the property, new kitchen, new bathroom, feature media wall in the living room, garden landscaping, re-plastering and redecorating throughout, making this a ready to move into property.

Further features include a converted attic, which cannot be appreciated from the front elevation, and a double garage which is situated at the foot of the plot, accessed from the neighbouring street to the rear.

The property also benefits from gas fired central heating and a generous enclosed rear garden.

We believe the property will make an ideal first time home and we highly recommend an internal viewing to fully appreciate all of the work and effort that has recently been put into the property.



ENTRANCE HALL

4'11" x 3'3" (1.50 x 1.01)

Feature composite and double glazed front entrance door, Victorian-style radiator, luxury LVT parquet-style flooring, decorative panelling to dado height, staircase rising to the first floor, meter cupboard box. Door to living room.

LIVING ROOM

15'8" x 11'8" (4.80 x 3.57)

Double glazed bay window to the front (with three individual fitted blind), luxury LVT parquet-style flooring, radiator, partial coving, feature media wall with inset shelving, display lighting and inset living flame effect remote control and app based electric fire with TV station above. Door to the dining kitchen.

DINING KITCHEN

14'8" x 10'9" (4.48 x 3.30)

Recently re-fitted incorporating a matching range of fitted base and wall storage cupboards and drawers, with solid quartz work surfacing and matching overhanging breakfast bar and upstands. Feature Belfast sink with central swan-neck style mixer tap with inset draining board, integrated appliances include a slimline dishwasher, washing machine and fridge/freezer. Five ring range-style cooker with double oven and grill beneath, extractor hood over, Victorian-style vertical radiator, luxury LVT parquet-style flooring, double glazed windows to the side and rear, spotlights, feature Georgian-style window looking through to the dining room, useful understairs storage cupboard/pantry, gas meter box, feature panel and glazed door to the dining room.

DINING ROOM

10'0" x 6'2" (3.07 x 1.90)

Double glazed French doors opening out to the rear garden, double glazed windows to either side, spotlights, laminate flooring.

FIRST FLOOR LANDING

Decorative panelling to dado height, double glazed window to the side. Doors to both bedrooms and bathroom. Loft access point with pull-down loft ladder to the converted attic space.

ATTIC SPACE

Converted attic space (no regulations to class as a habitable room) currently used as an office space with access via a pull-down loft ladder from the landing hatch. The loft has a Velux roof window, eaves storage, power, lighting, plastered and painted with a vaulted ceiling.

BEDROOM ONE

11'1" x 10'8" increasing to 12'11" max (3.39 x 3.27 increasing to 3.96 max)

Double glazed bay window to the front (with individually fitted blinds), feature Victorian-style radiator, media points.

BEDROOM TWO

13'8" x 6'11" (4.17 x 2.13)

Double glazed window to the rear overlooking the rear garden, feature Victorian-style radiator, two double fitted wardrobes with matching overhead storage cupboards, additional double storage cupboard which also houses the gas fired combination boiler for central heating and hot water purposes.

BATHROOM

9'1" x 5'10" (2.77 x 1.79)

Recently re-fitted luxury four piece suite comprising of a freestanding bath with freestanding swan-neck style mixer tap with handheld shower attachment, push flush WC, wash hand basin with mixer tap with storage drawers beneath, separate shower cubicle with glass screen and matching shower door with rainfall style shower and additional handheld shower attachment. Fully tiled walls and floor, wall mounted ladder towel radiator, double glazed window to the rear, spotlights, extractor fan.

OUTSIDE

The property is situated in an elevated position, with steps and garden lawn to the front. There is pedestrian gated access to the side which then leads to the rear garden. The rear garden is enclosed by timber fencing to the boundary lines and offers an initial paved patio seating area leading onto a generous shaped garden lawn with planted flowerbeds and borders housing a variety of bushes and shrubbery. A stepping stone pathway then provides access to a secondary rear patio area, ideal for the moving sun through the day, this then provides a personal access door into the rear of the garage. In the garden, there is an external water tap, lighting point and side gate.

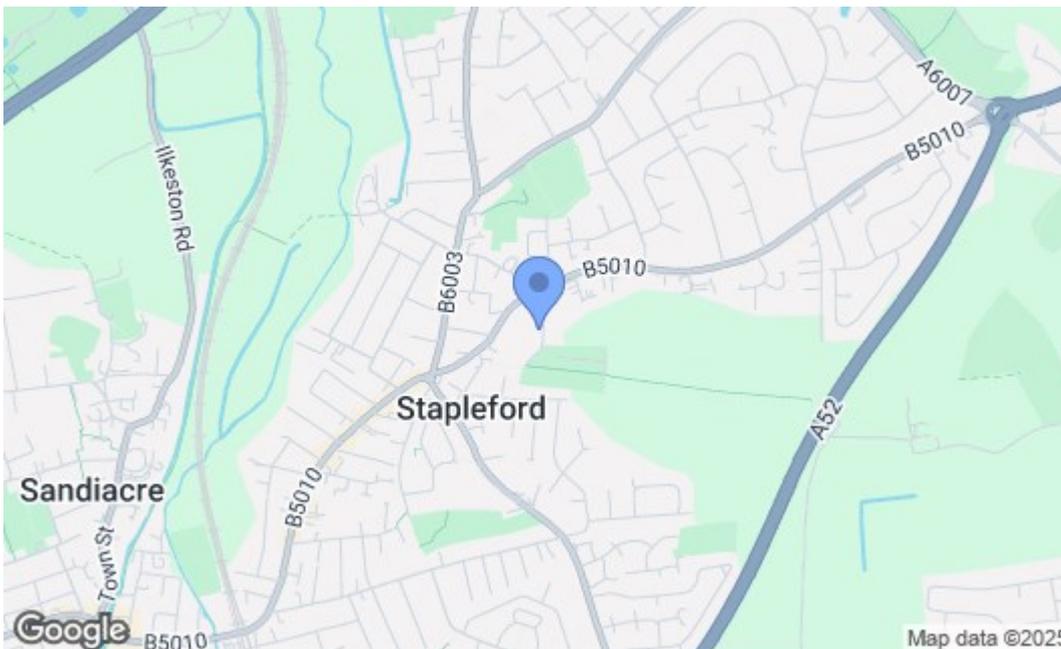
DOUBLE GARAGE

Sectional concrete construction with vehicle access gained from Mount Street with the benefit of power, lighting, up and over door to the front and rear door providing access into the garden.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Head in the direction of Bramcote, before taking an eventual right hand turn just after passing Aldi onto Cemetery Road. The property can then be found on the right 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			77
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
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.