



**Ryecroft Street
Stapleford, Nottingham NG9 8PN**

**A SPACIOUS & VERSATILE THREE/FOUR
BEDROOM MID TERRACED HOUSE.**

Offers Over £250,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS VERSATILE THREE/FOUR BEDROOM SPACIOUS MID TERRACED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, spacious "L" shaped through lounge/dining area, kitchen, rear lobby with disabled width access leading through to a ground floor bedroom or additional sitting room, and a ground floor shower room. The first floor landing then provides access to three bedrooms and a four piece bathroom suite.

The property also benefits from a double/triple width side-by-side driveway to the front providing off-street parking, generous garden space to the rear, as well as a re-fitted kitchen in 2020, and re-fitted ground floor shower room in 2023.

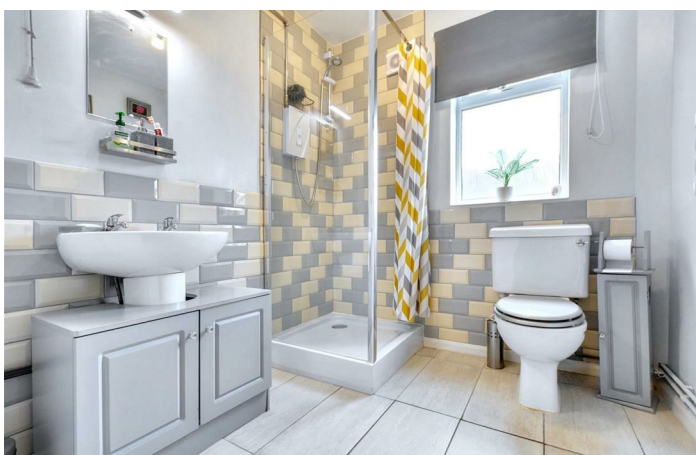
Also, the property benefits from rear access, as well as a disabled width door and ramp to the rear, making ideal use for a wheelchair user, offering the ground floor space as a ground floor bedroom with easy accessible shower room facilities.

The property is situated within close proximity of excellent nearby schooling for all ages. There is also easy access to good transport links to and from the surrounding area, such as 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.

The property is also situated within close proximity of the open spaces of both Hickings Lane Recreation Ground and Bramcote Hills Park, as well as local services, such as the nearby shop on Central Avenue.

We believe the property will be ideally suited to a variety of different buying types, including first time buyers, young families, as well as someone needing to utilise the disable access to the rear.

We therefore highly recommend an internal viewing to fully appreciate the size and space on offer.



ENTRANCE HALL

11'7" x 5'10" (3.55 x 1.78)

Composite and double glazed front entrance door, staircase rising to the first floor with useful understairs storage cupboard, radiator, tiled floor, coving, meter cupboard. Doors leading to the lounge and kitchen.

LOUNGE

13'11" x 11'11" (4.25 x 3.65)

Double glazed window to the front (with fitted blinds), radiator, coving, media points, feature Adam-style fire surround with marble insert and hearth housing a mounted pebble effect electric fire. Opening through to the dining area.

DINING AREA

10'0" x 8'6" (3.07 x 2.60)

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

KITCHEN

11'11" x 10'7" (3.65 x 3.25)

Equipped with a matching range of fitted base and wall storage cupboards with square edge butcher's block style work surfaces and matching breakfast bar, inset single sink with central mixer tap, fitted four ring gas hob with curved extractor fan over, in-built eye level oven and combination grill, integrated fridge/freezer, plumbing for washing machine and dishwasher, wine rack, spotlights, tiled floor, decorative tiled splashbacks, double glazed window to the rear (with fitted roller blind), chrome ladder towel radiator. Opening through to the side/rear hallway.

SIDE/REAR HALLWAY

12'2" x 5'4" (3.71 x 1.63)

Disabled width access, uPVC panel and double glazed door leading from the rear garden, tiled floor, direct access leading through to the ground floor shower room and bedroom/reception room.

GROUND FLOOR SHOWER ROOM

7'0" x 6'7" (2.15 x 2.03)

Re-fitted just over a year ago, equipped with a three piece suite comprising tiled and enclosed shower cubicle with electric shower and glass screen, wash hand basin, low flush WC. Partial tiling to the walls, tiled floor, double glazed window to the side (with fitted roller blind), radiator.

GROUND FLOOR BEDROOM/RECEPTION ROOM

11'2" x 10'11" (3.41 x 3.33)

Double glazed window to the side, radiator.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Coving. Loft access point with wooden pull-down loft ladder to a boarded, lit and insulated loft space.

BEDROOM ONE

13'10" x 10'6" (4.22 x 3.21)

Double glazed window to the front, radiator, "L" shaped range of fitted wardrobes with shelving and hanging rail incorporating 'Baxi' gas fired combination boiler (for central heating and hot water purposes - fitted approximately 5 years ago with an annual service record).

BEDROOM TWO

12'2" x 8'10" (3.72 x 2.71)

Double glazed window to the rear overlooking the rear garden, radiator.

BEDROOM THREE

11'5" x 10'4" (3.49 x 3.17)

Double glazed window to the front, radiator, useful overstairs storage space with shelving.

BATHROOM

9'8" x 5'6" (2.97 x 1.68)

Four piece suite comprising panel bath, separate tiled and enclosed shower cubicle with electric shower, glass screen and sliding door, wash hand basin, low flush WC. Double glazed window to the rear, tiling to the walls, extractor fan, radiator.

OUTSIDE

To the front of the property there is a lowered kerb entry point to a side-by-side driveway providing off-street parking for two vehicles. Access to the front entrance door. Leading down the side of the property there is pedestrian access and gate leading into the rear garden.

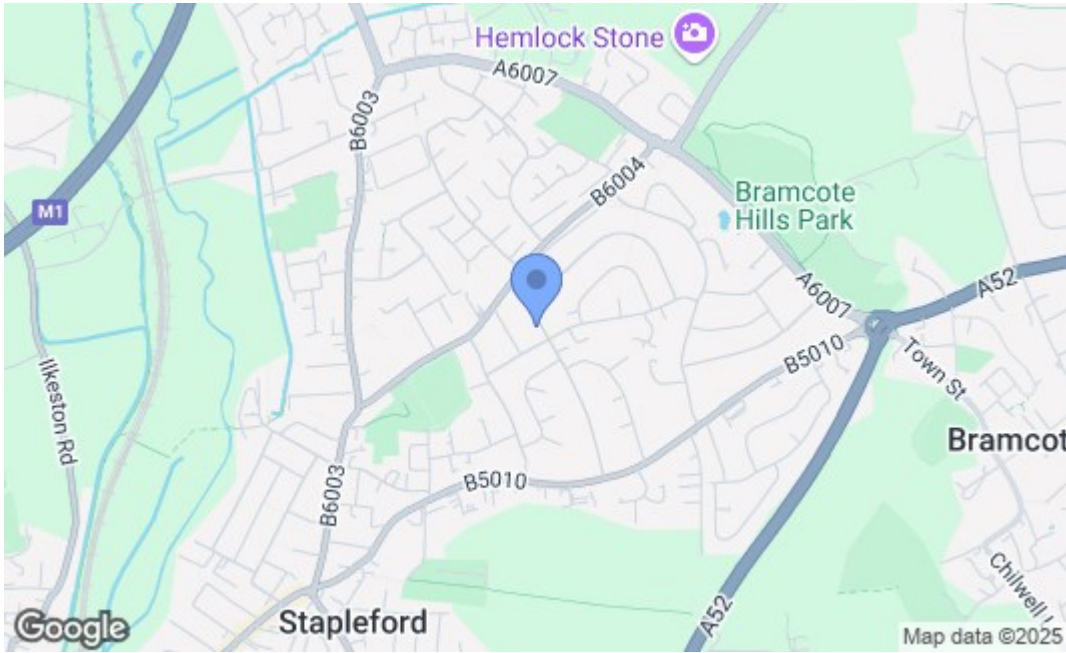
TO THE REAR

The rear garden spans a good overall depth, ideal for families, offering a disabled ramp and disabled width entrance door into the rear hallway. The garden itself is split into various sections with an initial paved patio seating area (ideal for entertaining), leading onto a generous lawn section with further full width patio situated to the foot of the plot. Within the garden there is an external lighting point, a water tap and power sockets, as well as a timber storage shed situated at the foot of the garden plot.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and proceed past the entrance to the recreation ground, heading in the direction of Bramcote. Look for and take an eventual right hand turn onto Ryecroft Street, passing the entrance to the medical centre, and follow the bend in the road to the right (still Ryecroft Street). 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		
(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.