



Sheridan Court
Stapleford, Nottingham NG9 8LY

A THREE BEDROOM SEMI DETACHED
HOUSE OVERLOOKING LOCAL PARK.

Offers Over £200,000 Freehold



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS SPACIOUS AND WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION OVERLOOKING THE LOCAL PARK TO THE FRONT. NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hallway with useful ground floor WC, living room, dining room, kitchen and generous conservatory. The first floor landing provides access to three bedrooms, bathroom and WC.

The property also benefits from gas fired central heating from combination boiler, double glazing and enclosed garden space to the rear.

The property sits favourably within close proximity of excellent nearby schooling for all ages, as well as ample outdoor space, including that of Bramcote Hills Park and Ilkeston Road Recreation Ground.

There is also easy access to the shops, services and amenities situated in Stapleford town centre and 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. We highly recommend an internal viewing.



ENTRANCE HALL

12'10" x 5'10" (3.93 x 1.78)

uPVC panel and double glazed front entrance door with full height double glazed windows to either side of the door, staircase rising to the first floor with decorative wood spindle balustrade, tiled floor, radiator. Internal doors linking the living room, kitchen and ground floor WC.

WC

4'3" x 2'9" (1.32 x 0.85)

Two piece suite comprising push flush WC and wash hand basin with tiled splashback. Tiled floor (matching the hallway), light point and extractor fan.

LIVING ROOM

14'11" x 10'11" (4.57 x 3.33)

Double glazed window to the front, dado rail, coving, radiator, media points, feature Adam-style fire surround with marble insert and hearth, housing a coal effect fire. Opening through to the dining room.

DINING ROOM

8'11" x 8'0" (2.74 x 2.44)

Sliding double glazed patio door opening out to the rear garden, radiator, coving, dado rail.

KITCHEN

10'8" x 9'5" (3.27 x 2.89)

Equipped with a matching range of fitted base and wall storage cupboards and drawers, with square edge butcher's block style work surfaces incorporating circular bowl sink unit with draining board and pull-out spray hose swan-neck style mixer tap. Fitted four ring hob with extractor over and oven beneath, integrated dishwasher, fridge/freezer and plumbing for a washing machine. Tiled floor (matching the hallway), spotlights. Opening through to the conservatory.

CONSERVATORY

14'7" x 11'1" (4.46 x 3.40)

Brick and double glazed construction with sloping ceiling incorporating uPVC double glazed exit door to the rear garden, tiled floor (matching the kitchen), radiator, wall light points.

FIRST FLOOR LANDING

Decorative wood spindle balustrade, coving, dado rail, loft access point with pull-down loft ladders to a partially boarded, lit and insulated loft space.

BEDROOM ONE

11'10" x 11'0" (3.62 x 3.37)

Double glazed window to the front overlooking Ilkeston Road Recreation Ground, radiator, range of fitted wardrobes to one wall with shelving and hanging space.

BEDROOM TWO

11'10" x 9'6" (3.62 x 2.92)

Double glazed window to the rear, radiator, full height fitted wardrobe with sliding doors with shelving and hanging rail, additional double storage cupboard.

BEDROOM THREE

8'11" x 8'5" (2.72 x 2.58)

Double glazed window to the front overlooking local park, radiator.

BATHROOM

5'3" x 4'10" (1.62 x 1.48)

Two piece suite comprising bath with glass shower screen, mixer tap and mains shower over, wash hand basin with mixer tap and tile splashback. Partial tiling to the walls, double glazed window to the rear, ladder towel radiator.

SEPARATE WC

4'9" x 2'11" (1.45 x 0.89)

Housing a low flush WC with tiling to dado height, double glazed window to the rear (with fitted blinds).

OUTSIDE

To the front of the property, there is a front shaped lawn with planted borders housing an array of bushes and shrubbery with pathway then leading to the front entrance door.

TO THE REAR

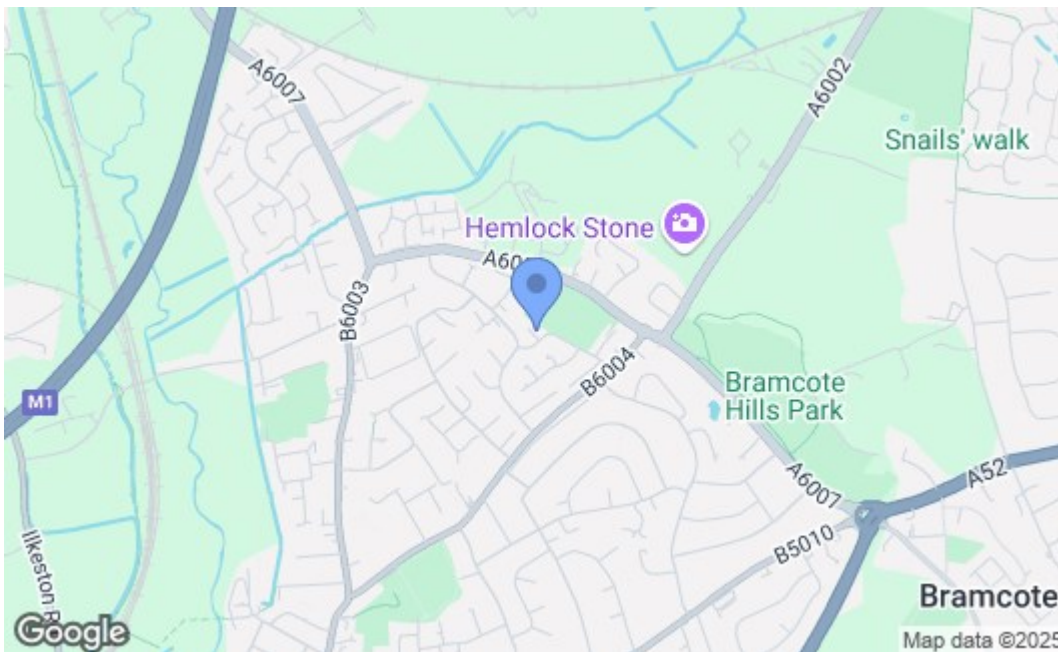
The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary line, offering a good size paved patio seating area (ideal for entertaining) with a pathway continuing to the rear access gate. Shaped artificial lawn section, timber storage shed, as well as the benefit of an external power source and water tap.

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 park, heading in the direction of Bramcote. Just prior to the parade of shops, take a left hand turn onto Washington Drive and proceed parallel with the park, approaching the bend in the road to the left and the property can be accessed on foot adjacent to the park, identified by our For Sale board.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		71	
(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 (CO₂) 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.