



**Birley Street**  
**Stapleford, Nottingham NG9 7GE**

**£365,000 Freehold**

A SUBSTANTIAL & TARDIS-LIKE THREE  
STOREY FOUR BEDROOM DETACHED  
FAMILY HOUSE.





ROBERT ELLIS HAVE GREAT PLEASURE IN WELCOMING TO THE MARKET THIS SPACIOUS AND TARDIS-LIKE THREE STOREY, FOUR BEDROOM PLUS NURSERY/STUDY DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL NO-THROUGH ROAD LOCATION. IDEALLY SUITED FOR LARGE AND GROWING FAMILIES.

With accommodation over three floors, the ground floor comprises entrance lobby, leading through to a spacious hallway providing access to both ground floor reception rooms and a generous breakfast kitchen. The first floor landing provides access to three bedrooms, study area, bathroom and separate WC. A further staircase then rises to a second floor landing/study space, useful storage room, as well as a further bedroom and to floor shower room.

The property also benefits from a new roof (April 2025), gas central heating from combination boiler, double glazing, off-street parking and enclosed garden space to the rear.

The property is located in this popular and established residential no-through road, within close proximity of excellent nearby schooling for all ages, such as William Lilley, Fairfield and George Spencer. There is also easy access to the shops, services and amenities located in Stapleford town centre. For those needing to commute, there are great transport links nearby, such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

Due to the spacious and tardis-like accommodation and location of the property, we believe this will an ideal long term family home and we highly recommend an internal viewing.



## ENTRANCE PORCH

5'10" x 2'6" (1.79 x 0.77)

uPVC panel and double glazed French entrance doors from the front, coat pegs and shelving, laminate flooring, Georgian-style internal door leading through to the entrance hall.

## ENTRANCE HALL

23'9" x 5'8" (7.26 x 1.75)

Staircase rising to the first floor with decorative wood spindle balustrade, decorative coving and ceiling rose, laminate flooring, radiator. Internal doors then lead to both reception rooms and the breakfast kitchen.

## DINING ROOM

14'0" x 12'11" (4.27 x 3.94)

Double glazed windows to both the front and side, with the front being a bow window style, radiator, fitted storage cupboards, coving to the ceiling, wall light points, Adam-style fire surround incorporating decorative tiled insert and hearth housing a coal effect fire.

## LIVING ROOM

14'0" x 11'3" (4.27 x 3.43)

Double glazed windows to both the side and rear, radiator, media points, inset multi-fuel burning stove on a granite hearth.

## BREAKFAST KITCHEN

13'1" x 10'11" (4.01 x 3.33)

Equipped with a matching range of fitted base and wall storage cupboards, with granite-style roll top work surfaces incorporating matching breakfast bar with fitted one and a half bowl sink unit with draining board and mixer tap. Fitted four ring hob with extractor over and oven beneath, space for fridge/freezer, integrated dishwasher, decorative tiled splashbacks, glass fronted crockery cupboards, feature beam ceiling, tiled floor, double glazed window to the side, double glazed French doors opening out to the rear garden, door with stepped access leading down to the cellar.

## CELLAR

Divided into three compartments with lighting. The approximate sizes are : Compartment 1 roughly measuring 3.94m x 4.27 - Compartment 2 approximately 4.32m x 3.66 - Compartment 3 approximately 2.92m x 1.52m - making a useful storage space.

## FIRST FLOOR LANDING

Turning staircase rising to the top floor with decorative wood spindle balustrade and double glazed window to the side, doors to all bedrooms, bathroom and separate WC, radiator, LED spotlights.

## BEDROOM ONE

14'0" x 11'6" (4.29 x 3.53)

Double glazed windows to both the side and the rear, radiators, fitted wardrobes and shelving to one wall with matching handle-less overhead storage cupboards.

## BEDROOM THREE

12'9" x 11'1" (3.91 x 3.40)

Double glazed windows to both the front and side, radiator, exposed floorboards, feature tiled hearth.

## BEDROOM FOUR

9'1" x 8'9" (2.77 x 2.69)

Double glazed window to the front, radiator.

## STUDY

8'9" x 4'11" (2.67 x 1.50)

Double glazed window to the rear overlooking the surrounding area, radiator, laminate flooring.

## BATHROOM

8'0" x 7'10" (2.44 x 2.41)

Two piece suite comprising bath with central mixer tap, electric Mira Sport shower over, wash hand basin. Partial tiling to the walls, part dado rail, radiator, double glazed window to the side, useful storage cupboard with shelving, spotlights.

## SEPARATE WC

Housing a low flush WC with double glazed window to the side.

## SECOND FLOOR HALF LANDING

8'5" x 5'8" (2.57 x 1.73)

Feature decorative wood spindle balustrade, vaulted-style ceiling, wall light point, door to walk-in store room.

## WALK-IN STORE ROOM

12'0" x 4'7" (3.66 x 1.42)

Double glazed Velux roof window to the left hand side, reduced ceiling height, housing the gas fired combination boiler (for central heating and hot water), whilst also providing useful storage space with a radiator.

## SECOND FLOOR LANDING

8'3" x 5'6" (2.54 x 1.70)

Four steps up from the half landing leading to a useful study area with Velux roof window to the front, radiator, decorative wood spindle balustrade, doors leading to the top floor bedroom and shower room.

## BEDROOM TWO

15'7" x 11'6" narrowing to 6'0" with varying ceiling (4.75 x 3.51 narrowing to 1.85 with varying ceiling)

Velux roof window to the front, double glazed window to the side, two radiators.

## TOP FLOOR SHOWER ROOM

7'6" x 7'4" (2.29 x 2.26)

Three piece suite comprising tiled and enclosed corner shower cubicle with contrasting tile splashbacks, mains shower, glass screen/sliding door, hidden cistern push flush WC, wash hand basin with mixer tap with storage cabinets beneath. Double glazed window to the rear, partial wall tiling, tiling to the floors, plumbing and cupboard space for a washing machine, ladder towel radiator, extractor fan.

## OUTSIDE

To the front of the property there is a lower kerb entry point leading to a side driveway providing off-street parking which in turn has pedestrian gate leading into the rear garden. From the front there is then a pathway leading to the front entrance door.

## TO THE REAR

The rear garden is enclosed by both timber fencing and brick wall to the boundary line, incorporating a good size raised paved patio seating area with decorative timber pagoda accessed via the French doors from the kitchen. There is an external water tap and lighting point, with stepped and gated access then leading down to the lower part of the garden which has been designed for easy maintenance with artificial lawn, decorative stone edging and flowerbeds housing a variety of bushes and shrubbery. To the back right corner of the plot there is a pitched roof timber storage shed.

## 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 and take a right hand turn onto Brookhill Street. Descend the hill and take an eventual left hand turn onto Birley Street and continue to the end of the road and the property can then be found on the right hand side, identified by our For Sale board.

## AGENTS NOTE

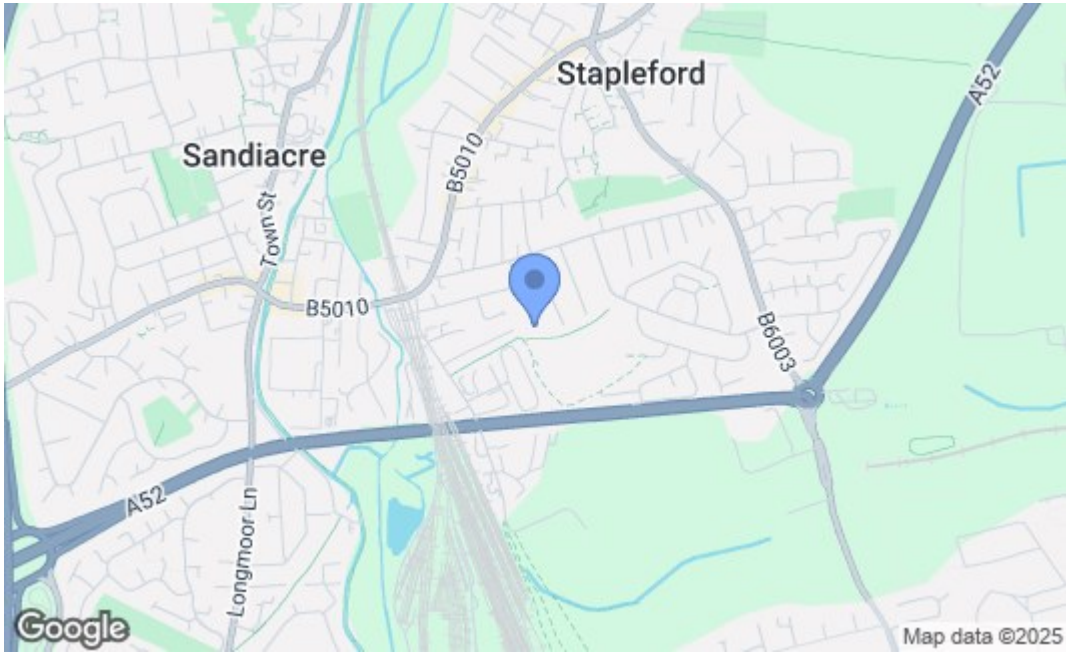
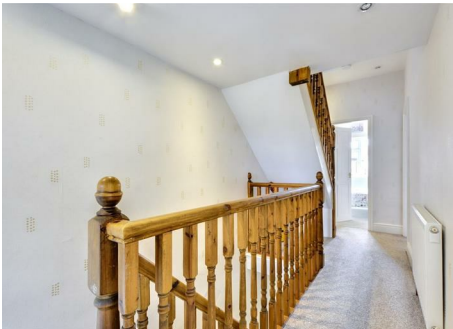
The property benefits from a new roof structure (April 2025) with guarantees and Building Regulation certificates to follow.







52 BIRLEY STREET STAPLEFORD NG9 7GE  
While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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 is given 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.