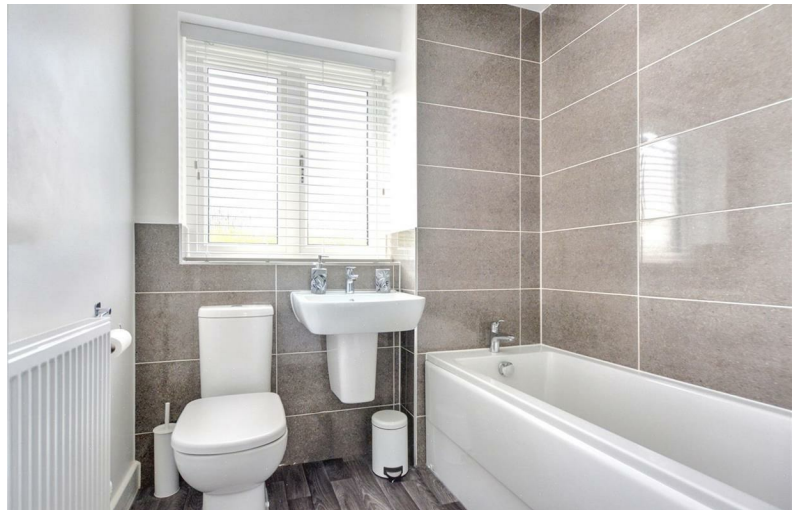




Skylark Rise
Stapleford, Nottingham NG9 8JR

£235,000 Freehold

A RELATIVELY MODERN THREE BEDROOM
SEMI DETACHED HOUSE SOLD WITH THE
BENEFIT OF NO UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO OFFER FOR SALE WITH THE ADDED BENEFIT OF NO UPWARD CHAIN THIS MODERN AND SURPRISINGLY SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE BUILT BY WESTERMAN HOME TOWARDS THE END OF THE FIRST PHASE OF FIELD FARM IN 2020.

This energy efficient home benefits from the remainder of an NHBC build warranty and comes to the market in a ready to move into condition.

Features of this property include an en-suite shower room to the principal bedroom, fitted kitchen with built-in appliances and generous living room which has French doors opening to the rear garden.

The accommodation comprises entrance hall, useful ground floor WC, kitchen to the front, living room to the rear and useful understairs storage cupboard to the ground floor. The first floor landing then provides access to three bedrooms and family bathroom suite.

The property benefits from two allocated parking spaces to the rear, as well as an easy to maintain garden space with patio and artificial lawn.

Further benefits include gas fired central heating from combination boiler and double glazing.

The property is located on the outskirts of Stapleford, bordering Bramcote and offers good local amenities, as well as open space such as Hemlock Stone and Bramcote Hills Park. Close by is a parade of shops situated at the top of Hickings Lane, including CO-OP food store, and good schooling for all ages. For those needing to commute, the A52 is a few minutes drive away and this gives direct access to Beeston, Nottingham University, QMC, Nottingham city centre, as well as Junction 25 of the M1 motorway and Derby to the West.

The property is ideal for professional couples and young families, as well as first time buyers. An internal viewing is highly recommended.



ENTRANCE HALL

12'10" x 7'8" (3.93 x 2.36)

Composite double glazed front entrance door, radiator, laminate flooring, turning staircase rising to the first floor. Internal doors linking through to the WC, kitchen and living room.

CLOAKS/WC

3'6" x 5'5" (1.08 x 1.66)

Incorporating a two piece suite comprising wash hand basin with mixer tap and tile splashbacks, push flush WC. Double glazed window to the front (with fitted roller blind), radiator, extractor fan.

KITCHEN

12'9" x 6'11" (3.89 x 2.13)

Incorporating a range of fitted wall, base and drawer units, with contrasting work surfacing, inset stainless steel sink unit with single drainer and swan-neck mixer tap. Built-in appliances including electric oven, gas hob and extractor hood over. Integrated fridge/freezer. Plumbing for washing machine. Cupboard housing gas combination boiler (for central heating and hot water). Radiator, double glazed window to the front (with fitted blinds). Plug socket with USB charging point.

LIVING ROOM

15'1" x 15'1" (4.62 x 4.62)

Having a useful large walk-in understairs storage cupboard, 2 x radiators, double glazed windows and French doors opening to the rear garden with double glazed windows either side of the French doors, media points, laminate flooring.

FIRST FLOOR LANDING

Linen cupboard, decorative wood spindle balustrade, radiator. Doors to all bedrooms and bathroom. Loft access point to an insulated loft space.

BEDROOM ONE

12'10" x 8'3" (3.93 x 2.53)

Radiator, double glazed window to the rear (with fitted blinds), TV point. Door to en-suite.

EN-SUITE

8'2" x 3'3" (2.49 x 1)

Modern white three piece suite comprising walk-in tiled shower cubicle with mains shower and splash shower screen/sliding door, wash hand basin with mixer tap, push

flush WC. Partially tiled walls, radiator, wall mounted bathroom cabinet and extractor fan, double glazed window.

BEDROOM TWO

11'6" x 8'3" (3.52 x 2.52)

Radiator, double glazed window to the front (with fitted blinds).

BEDROOM THREE

9'4" x 6'6" (2.85 x 2)

Radiator, double glazed window to the rear (with fitted blinds), freestanding triple wardrobe and drawers.

BATHROOM

6'11" x 6'5" (2.13 x 1.98)

Modern white three piece suite comprising panel bath with central mixer tap, wash hand basin with mixer tap, push flush WC. Partially tiled walls, radiator, double glazed window to the front (with fitted blind), extractor fan.

OUTSIDE

To the front of the property there is a pedestrianised walkway and a small open plan front garden with access to the front entrance door. The rear gardens are benefit from a paved patio, leading onto an artificial lawn and raised borders housing a variety of bushes, shrubbery and decorative stone chippings. A rear gate provides access to the parking area beyond.

PARKING SPACES

To the rear of the property, within the courtyard, there are two allocated parking spaces.

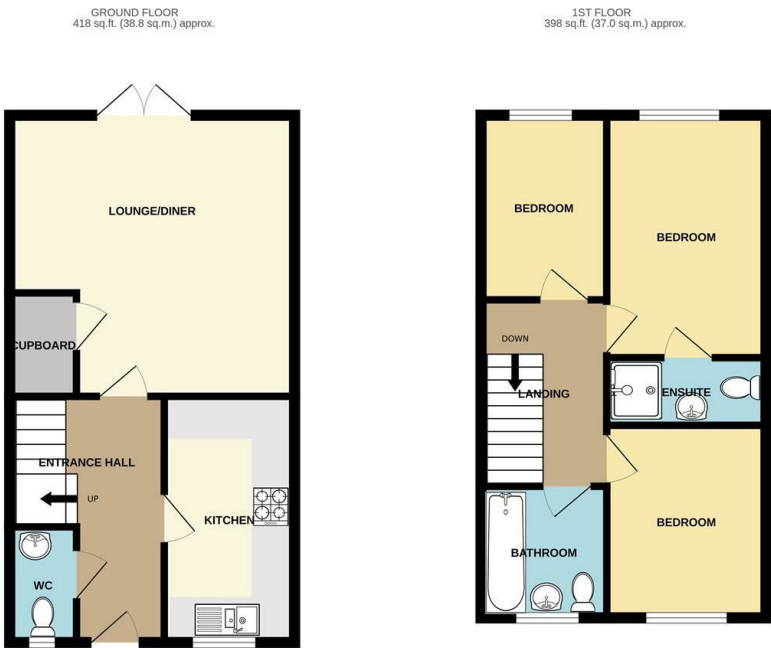
SERVICE CHARGE

We understand there is a service charge of £203.57 Per Annum as a contribution to the maintenance of the courtyard and car park to the rear. We ask that you confirm this information with your solicitors prior to completion.

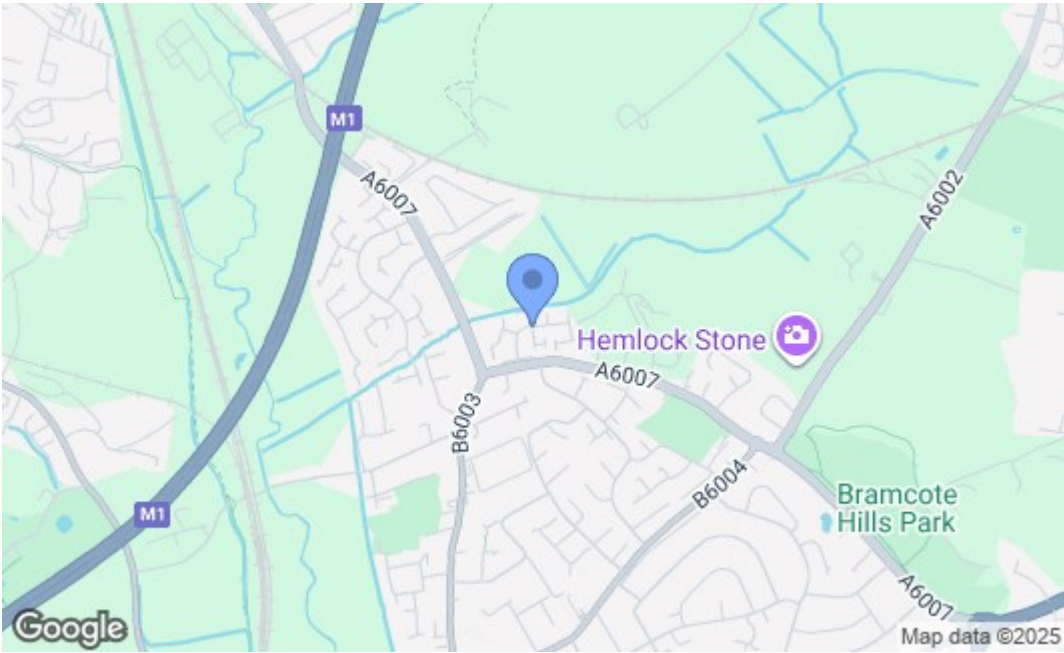
AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.





TOTAL FLOOR AREA : 816 sq.ft. (75.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		96
(81-91) B	84	
(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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