



Blake Road,
Stapleford, Nottingham
NG9 7HR

£265,000 Freehold



THIS IS AN EXTENDED THREE BEDROOM SEMI DETACHED HOUSE PROVIDING TASTEFULLY FINISHED ACCOMMODATION THROUGHOUT WHICH IS LOCATED IN THIS MOST SORT AFTER RESIDENTIAL AREA.

Situated on Blake Road, this three bedroom semi detached house would suit a whole range of buyers from people buying their first property through to families who are looking for a three bedroom home which is within easy reach of excellent local schools and many other amenities and facilities provided by the area. The property offers highly appointed accommodation and for the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend interested parties do undertake a full inspection so that they are able to see all that is included in this lovely home for themselves.

The property was original built by Wimpey Homes and is constructed of brick with monocouche-style render to the external elevations under a pitched tile roof. Deriving the benefits from having gas central heating and double glazing, the property is entered through a stylish composite front door and includes a reception hall, a lounge with a log burning stove, dining area and a sitting area which has double glazed double opening French doors leading out to the rear garden. The kitchen is extremely well fitted with cream gloss units, wooden work surfaces and integrated appliances and has a half double glazed door leading out to the rear garden. To the first floor, the landing leads to the three bedrooms and the luxurious bathroom has a white suite with a "P" shaped bath with a mains shower over and Aqua shower boarding to two walls. Outside, there is a block paved driveway running down the left hand side of the house and a parking area with sleepers to the sides at the front. At the rear there is a block paved patio/seating area with steps leading onto a lawn and there is a detached brick garage positioned at the rear of the property with the garden being kept private by having fencing and walls to the boundaries.

The property is situated in a quiet residential area which is within easy reach of Stapleford town centre where there is an Aldi and Lidl, as well as many other retail outlets, there are the excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include several golf courses, walks in the nearby open countryside and the excellent transport links including Junction 25 of the M1, East Midlands Airport, stations at Long Eaton, Beeston and East Midlands Parkway, and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch with external lighting leading through a stylish composite front door with four inset glazed block panels and a double opaque glazed side panel to :

Reception Hall

Stairs with a feature balustrade and handrail, cupboard under where the electricity and gas meters and electric consumer unit is housed, leading to the first floor with LED lighting to the treads of the stairs, radiator, recessed lighting to the ceiling, Karndean-style flooring, four unit shoe cupboard and oak panelled doors leading to the lounge and kitchen.

Through Lounge

The through-lounge has adjoining dining and sitting areas:

Lounge

12'8 x 10'2 (3.86m x 3.10m)

Double glazed window with fitted blind to the front, log burning stove set in a feature brick chimney breast with a wooden mantel and slate hearth, radiator and a TV aerial point.

Dining & Sitting Areas

18'3 x 9'6 reducing to 8'8 (5.56m x 2.90m reducing to 2.64m)

The dining room has an adjoining sitting area with double glazed double opening French doors and double glazed windows to the sides leading out to the rear garden and a double glazed window to the side, two radiators, Karndean style flooring, TV aerial point and an oak panel door leading to the kitchen.

Kitchen

10'7 x 7'5 (3.23m x 2.26m)

The kitchen is fitted with cream gloss handle-less soft-closing units and wooden work surfaces and includes a one and a half bowl sink with a mixer tap and a four ring gas hob set within a wooden work surface with cupboards, an integrated washing machine and tumble dryer below, second wooden work surface with cupboards and drawers beneath, integrated upright fridge/freezer, matching eye level wall units and an eye level combination oven, tiling to the walls by the work surface areas, hood to the cooking area, double glazed windows with fitted blinds to the side and rear, Karndean-style flooring, recessed lighting to the ceiling, half double glazed door leading out to the rear garden and a plinth fan heater which is linked to the heating system.

First Floor Landing

Double glazed window with fitted blind to the side, the feature balustrade continues from the stairs onto the landing, recessed lighting to the ceiling, hatch to loft which has a roof ladder and the loft is part boarded and there are oak doors leading to the bedrooms and bathroom.

Bedroom 1

12'8 x 9'9 (3.86m x 2.97m)

Double glazed window with fitted blind to the front, radiator and a TV aerial point and power point for wall mounted TV with there being a JVC TV which will remain at the property when it is sold.

Bedroom 2

10'8 x 9'8 (3.25m x 2.95m)

Double glazed window with fitted blind to the rear, radiator, TV aerial point and power point for a wall mounted TV.

Bedroom 3

Double glazed window with fitted blind to the front, radiator and a built-in shelved storage area.

Bathroom

The luxurious bathroom has a white suite including a "P" shaped shower bath with a mains shower over having a rainwater shower head and a handheld shower, shower aqua boarding to two walls and a folding glazed protective screen, hand basin with mixer taps set on a surface with double cupboard under and a low flush WC with a concealed cistern. Chrome ladder towel radiator, mirror to one wall, double opaque glazed window with a fitted blind, recessed lighting to the ceiling and an extractor fan.

Front Garden

At the front of the property there is a block paved driveway which extends down the left hand side of the house to the garage which is positioned at the rear, low level sensor lighting running along the side of the property, there is a block paved parking area with sleepers to the sides in front of the house and the block paved path runs across the front of the property.

Rear Garden

At the rear of the house there is a block paved patio/seating area with steps leading onto a lawned garden, there is a log store behind the garage, a shed positioned in the bottom right hand corner and there is fencing and brickwork to the boundaries. At the side of the property there are hot and cold taps and external lighting provided at the rear.

Garage

15'6 x 9' (4.72m x 2.74m)

A brick built garage with render and brick effect to the external elevations, an up and over door to the front, a double glazed window to the rear, power and lighting is provided in the garage and there is a separate electric consumer unit in the garage and an alarm which connects to the alarm in the property.

Shed

20' x 6' (6.10m x 1.83m)

There is a wooden shed positioned in the bottom right hand corner of the house.

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

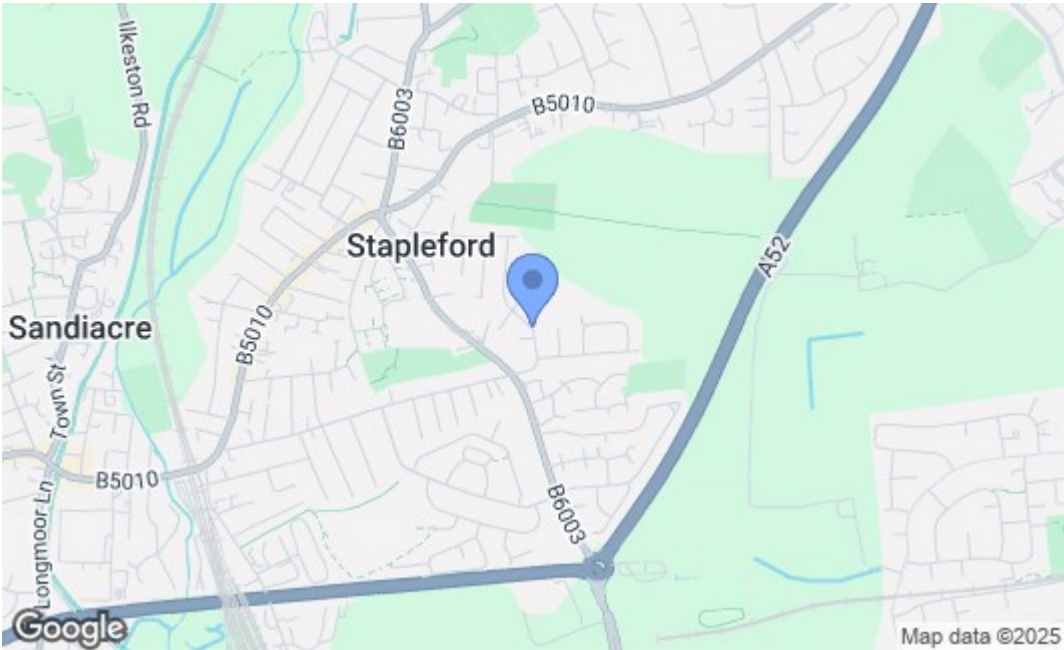
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| 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.