



Taylor Crescent  
Stapleford, Nottingham NG9 8EF

**£240,000 Freehold**

A DECEPTIVELY SPACIOUS THREE  
BEDROOM END TOWN HOUSE.





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS BRIGHT, AIRY AND SPACIOUS THREE BEDROOM END TOWN HOUSE SITTING ON A GENEROUS OVERALL PLOT.

With accommodation over two floors, the ground floor comprises entrance hall, dual aspect spacious lounge/diner, kitchen and ground floor guest room/playroom/office. The first floor landing then provides access to three bedrooms and bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, recently replaced detached garage, as well as a generous garden plot with patio entertaining space to the rear.

The property is positioned at the head of this residential cul de sac within easy reach of nearby schooling for all ages, as well as the shops, services and amenities in Stapleford town centre. 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 and we highly recommend an internal viewing.



## HALL

8'11" x 5'11" (2.73 x 1.81)

Recently re-fitted composite and double glazed front entrance door, double glazed window to the side, useful understairs storage cupboard housing the meters, radiator. Doors to the lounge/diner and kitchen.

## DUAL ASPECT LOUNGE/DINER

21'11" x 14'9" (6.69 x 4.52)

Double glazed bow window to the front, double glazed French doors opening out to the rear garden patio, radiator, central chimney breast incorporating wall hung log effect electric fire, media points, ample space for dining table and chairs.

## KITCHEN

11'10" x 11'2" (3.61 x 3.42)

Comprising a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating inset single sink and draining board with mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine, space for under-counter fridge and freezer. Double glazed windows to both the side and rear (with fitted roller blinds), glass fronted crockery cupboards, coving, useful undertairs storage pantry which also houses the gas fired combination boiler for central heating and hot water purposes, shelving, lighting and double glazed window to the side.

## GUEST ROOM/PLAYROOM/OFFICE

15'8" x 6'0" (4.78 x 1.83)

Vaulted ceiling incorporating multiple spotlights, double glazed window to the rear, uPVC double glazed French doors opening out to the rear garden patio, radiator, laminate flooring. Hidden within the walls there is a hot and cold water supply (for a potential shower room or utility room).

## FIRST FLOOR LANDING

Double glazed window to the side, loft access point to an insulated and lit loft space via a drop-down light cable. Doors to all bedrooms and bathroom.

## BEDROOM ONE

13'0" x 12'1" (3.97 x 3.69)

Double glazed window to the front, radiator, coving, fitted storage cupboard with overhead storage space.

## BEDROOM TWO

13'0" x 8'2" (3.97 x 2.50)

Double glazed window to the rear overlooking the rear garden, radiator, coving, fitted storage closet with overhead storage space.

## BEDROOM THREE

9'3" x 8'6" (2.83 x 2.60)

Double glazed window to the front, radiator, laminate flooring, useful upstairs storage cupboard.

## BATHROOM

7'10" x 5'4" (2.40 x 1.64)

Three piece suite comprising bath with mixer tap and dual attachment mains shower, wash hand basin with mixer tap, push flush WC. Fully tiled walls and floor, vertical radiator, spotlights, extractor fan, double glazed window to the rear.

## OUTSIDE

To the front of the property there is a generous frontage, sharing the drive with the neighbouring property, leading to off-street parking area and detached garage. Stoned front garden incorporating a wide variety of specimen bushes and shrubbery, paved access to the front entrance door. Pedestrian gated access then leads down into the rear garden.

## TO THE REAR

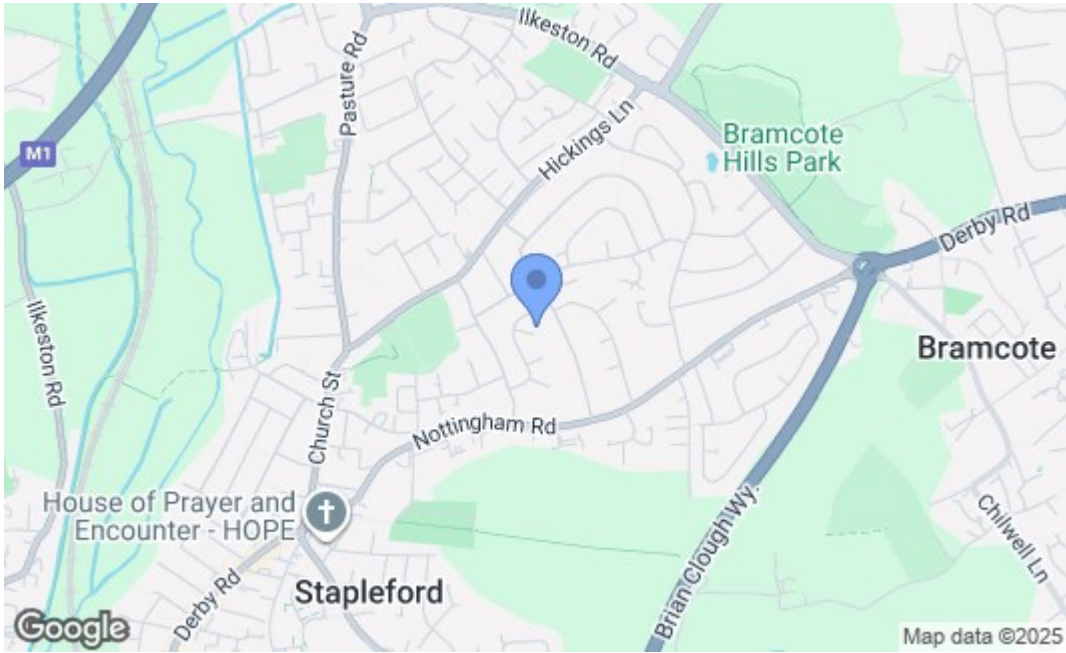
The rear garden is of a good proportion, ideal for families, split into various sections with a vegetable patch with decorative gravel stone chippings leading onto a timber constructed pitched roof summerhouse. The garden then opens out to a raised lawn being enclosed by hedgerow to the boundary line with planted borders housing a variety of specimen bushes and shrubs. "L" shaped pathway which then opens out to a good size paved patio entertaining space which also has access from both French doors from the dining area and ground floor guest room, making this an ideal seating area. Within the garden there is an external water tap and power point,

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Take an eventual left hand turn onto West Avenue and then take a right hand turn onto Welch Avenue. Follow the bend in the road, continue along and take an eventual right hand turn into the cul de sac of Taylor Crescent. The property can be found on straight ahead at the head of the cul de sac, 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		
	61	73
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.