



**Rockford Court**  
**Stapleford, Nottingham NG9 8LD**

**£189,995 Freehold**

A FOUR BEDROOM, TWO BATHROOM  
END TOWN HOUSE OFFERED FOR SALE  
WITH NO UPWARD CHAIN.





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS LARGER THAN EXPECTED EXTENDED TO THE GROUND FLOOR FOUR BEDROOM, TWO BATHROOM END TOWN HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

Having been extended to the ground floor in the late 1990's to incorporate a ground floor double bedroom with en-suite wet room (large enough for disabled access) under the relevant permissions and approvals at the time, meaning that this property is well equipped for those looking for an individual designed property with the ability to sleep a dependent relative on the ground floor.

The accommodation of the property overall comprises entrance hall, living room, dining room, kitchen, ground floor bedroom, shower room, utility room and store room to the ground floor. The first floor landing then provides access to three bedrooms, bathroom and separate WC.

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

There is the potential of utilising the space to the rear to park a small vehicle or to move the fence line to create a larger parking area. However, this would restrict the garden size.

The property sits favourably within close proximity of nearby amenities, including Hickings Lane Medical Centre, the shops, services and amenities in Stapleford town centre and good transport links to and from the surrounding areas, including the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is easy access to ample outdoor space, including Hickings Lane Recreation Ground, Bramcote Hills Park and Ilkeston Road Recreation Ground.

We believe the property would be open to a variety of different buying types, including first time buyers, families and those looking for a specific property with ground floor bedroom facilities. We highly recommend an internal viewing.



### ENTRANCE HALL

12'10" x 5'8" (3.93 x 1.74)

uPVC panel and double glazed front entrance door with double glazed windows to either side of the door, staircase rising to the first floor with useful understairs storage space, radiator, decorative wood spindle balustrade, Virgin Media point. Doors to living room and kitchen.

### LIVING ROOM

14'11" x 12'1" (4.56 x 3.70)

Double glazed window to the front, radiator, coving, wall light points, media points, Adam-style fire surround with granite style insert and hearth housing a four bar gas fire. Archway opening through to the dining area.

### DINING AREA

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

Radiator. Door through to the kitchen and sliding door to the ground floor extension.

### GROUND FLOOR BEDROOM

18'7" reducing to 11'4" x 10'4" (5.67 reducing to 3.46 x 3.15)

Double glazed window to the rear (with fitted blinds), radiator, Velux roof window. Sliding door access into the en-suite wet room.

### EN-SUITE WET ROOM

6'9" x 6'3" (2.07 x 1.93)

Three piece suite comprising shower area with space for shower seat, high flush WC, wash hand basin with mixer tap. Tiling to the walls, anti-slip flooring, wall mounted mirror-fronted bathroom cabinet, radiator, extractor fan, double glazed window to the side.

### KITCHEN

11'5" x 9'4" (3.50 x 2.86)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite style roll top work surfaces incorporating single sink and draining board with central mixer tap. Matching granite style splashboards, space for cooker, plumbing for washing machine, space for dining table and chairs, in-built shelving, panelling to the walls, double glazed window to the rear, uPVC panel and double glazed exit door to the utility room.

### UTILITY ROOM

8'8" x 4'7" (2.65 x 1.41)

uPVC panel and double glazed side exit door to outside with double glazed windows and panels to either side of the door, panelling to the walls, power and lighting points, making and ideal space for the fridge/freezer, further door leads through to the rear store room.

### REAR STORE ROOM

5'4" x 4'11" (1.63 x 1.50)

Double glazed window to the side, lighting point.

### FIRST FLOOR LANDING

Doors to all bedrooms, bathroom and separate WC, decorative wood spindle balustrade, loft access point via metal pull down loft ladders offering useful boarding for storage space, insulation and light via a power plug point.

### BEDROOM ONE

11'10" x 10'11" (3.63 x 3.34)

Double glazed window to the front offering fantastic far reaching views over towards Sandiacre and beyond, radiator, range of fitted wardrobes to one wall.

### BEDROOM TWO

11'11" x 9'10" (3.64 x 3.00)

Double glazed window to the rear, radiator, boiler cupboard housing the 'Worcester Bosch' gas fired combination boiler for central heating and hot water purposes.

### BEDROOM THREE

8'8" x 8'2" (2.66 x 2.51)

Double glazed window to the front making the most of the fantastic views beyond, radiator, useful storage cupboard over the stairs.

### BATHROOM

5'6" x 4'11" (1.70 x 1.51)

Two piece suite comprising bath and wash hand basin with storage cabinets beneath. Double glazed window to the rear (with fitted roller blinds), 'Mira Sport' shower over the top of the bath, wall mounted double mirror-fronted bathroom cabinet, partial tiling to the walls.

### SEPARATE WC

4'11" x 2'10" (1.50 x 0.88)

Housing a low flush WC with tiling to the walls and double glazed window to the rear (with fitted roller blinds).

### OUTSIDE

To the front of the property there is a paved pathway providing access to the front entrance door, as well as a front "L" shaped garden lawn.

### TO THE REAR

The rear garden is of a low maintenance courtyard style garden being predominantly paved with a flowerbed area, pathway providing access to the gate to the side. There is a potential space for vehicle hard standing for a small car or the fence line could be altered to accommodate a larger vehicle. However, in doing so, garden space would then be compromised.

### DIRECTIONS

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. Take an eventual left hand turn adjacent to the Medical Centre, onto Braddon Avenue. The property can eventually be found on the right hand side, identified by our For Sale board (addressed as Rockford Court but fronting Braddon Avenue).

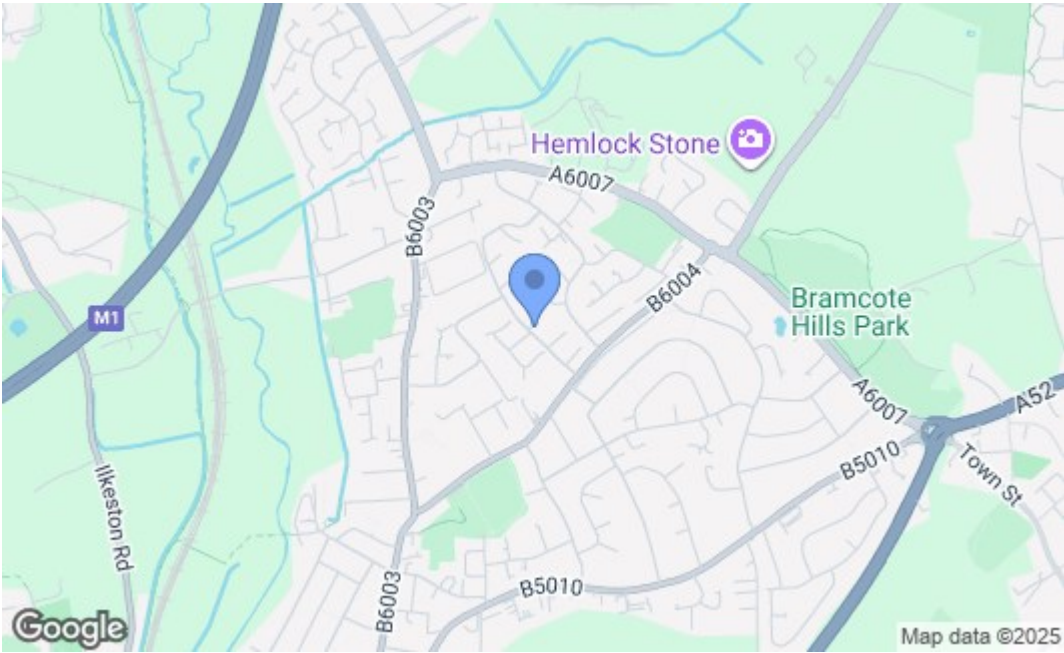
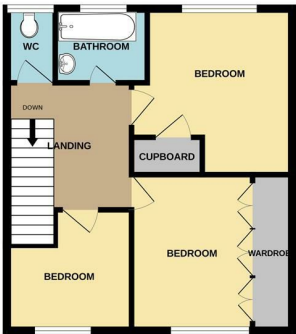
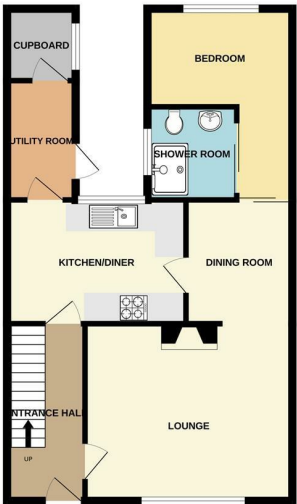




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(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		
(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.