

Bailey Street
Stapleford, Nottingham NG9 7BD

A MODERN THREE BEDROOM SEMI
DETACHED HOUSE.

£215,000 Freehold



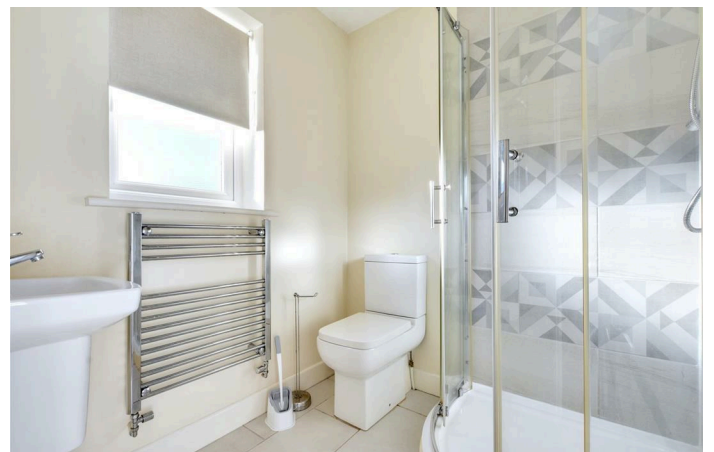
A modern three bedroom semi detached house offered for sale with NO UPWARD CHAIN and in a ready to move into condition.

Built in 2019, this energy efficient home benefits from gas fired central heating served from a combination boiler and double glazed windows throughout. Particular features of this property include an en-suite shower room to the principal bedroom and an ingenious integrated vacuum cleaning system. Further features include TV/media points to all rooms and an alarm system with remote access.

The property enjoys off-street parking to the front and has an enclosed contemporary rear garden with generous terraced patio area having glass and brushed stainless steel balustrade and a lower garden laid to artificial lawn.

Conveniently situated just off the high street in Stapleford, offering a good variety of local and national retailers, as well as other amenities and a regular bus route linking Nottingham and Derby via Beeston, Queen's Medical Centre and Nottingham University.

Offered for sale with NO UPWARD CHAIN, this property will suit first time buyers and families. Viewing is recommended.



HALLWAY

9'10" x 7'11" (3 x 2.43)

Composite double glazed front entrance door, double glazed window, radiator, stairs to the first floor with understairs store closet housing integrated vacuum cleaning system.

CLOAKS/WC

A two piece suite comprising wall mounted wash hand basin, low flush WC. Radiator.

KITCHEN

11'8" x 6'5" (3.58 x 1.98)

Range of modern fitted wall, base and drawer units, with square edge work surfacing and inset composite one and a half bowl sink unit with single drainer and mixer taps. Built-in electrical appliances including integrated oven, gas hob and extractor hood over, integrated slimline dishwasher and fridge/freezer. Space and plumbing for washing machine. Kick extractor for integrated vacuum cleaning system. Radiator, double glazed window to the front.

LIVING ROOM

14'11" x 9'10" (4.55 x 3.02)

Media point, radiator, double glazed window, double glazed French doors opening to the rear garden.

FIRST FLOOR LANDING

Socket for integrated vacuum cleaning system, radiator, loft hatch.

BEDROOM ONE

9'11" x 9'11" (3.04 x 3.04)

Media point, radiator, double glazed window to the rear, door to en-suite.

EN-SUITE

A three piece suite comprising floating wash hand basin, low flush WC, corner shower cubicle with twin rose thermostatically controlled shower system. Heated towel rail, air extractor, double glazed window.

BEDROOM TWO

11'10" x 6'5" (3.61 x 1.97)

Radiator, media point, double glazed window to the front.

BEDROOM THREE

9'4" reducing to 4'8" x 8'0" reducing to 4'5" (2.86 reducing to 1.43 x 2.44 reducing to 1.36)

Radiator, media points, double glazed window to the front.

BATHROOM

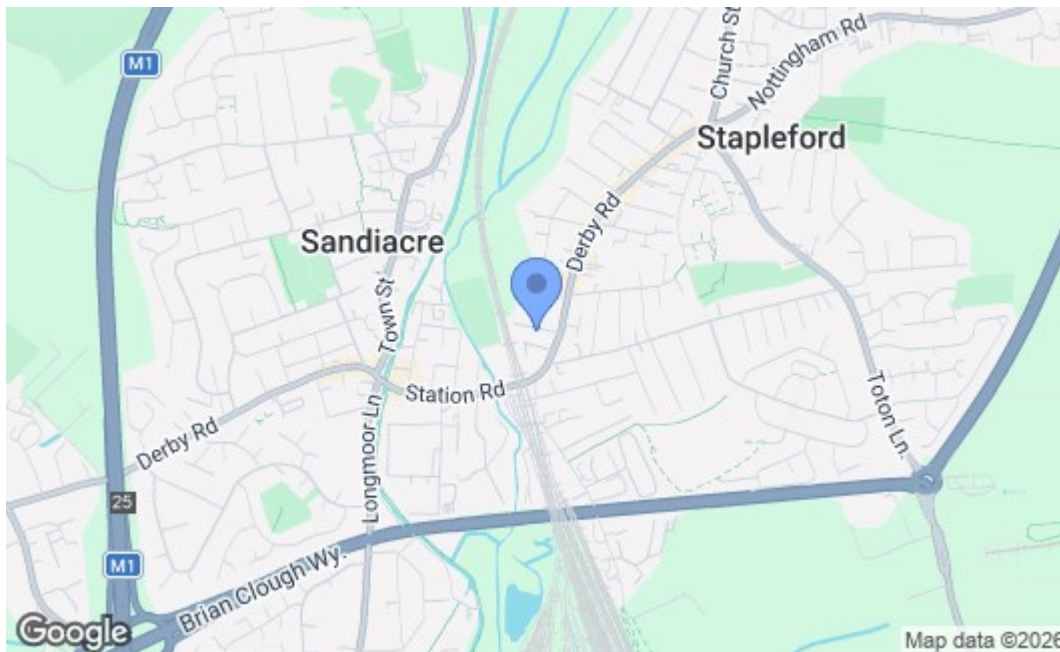
9'6" x 4'5" (2.9 x 1.35)

Three piece suite comprising floating wash hand basin, low flush WC, "L" shaped shower bath with shower screen and twin rose thermostatically controlled shower system over. Heated towel rail, air extractor.

OUTSIDE

To the front is an open forecourt providing off-street parking with steps leading to the front canopy with feature glass and brushed stainless steel detailing. There is gated pedestrian access at the side of the property leading to the rear garden. The rear garden has ease of maintenance in mind with a large terraced patio area with glass and brushed stainless steel balustrade and steps leading to the lower garden which is laid to artificial lawn.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 90 |
| (81-91) B | | | |
| (69-80) C | | 77 | |
| (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 (CO₂) 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.