

**Bailey Street
Stapleford, Nottingham NG9 7BD**

£220,000 Freehold

A THREE BEDROOM SEMI DETACHED
HOUSE.



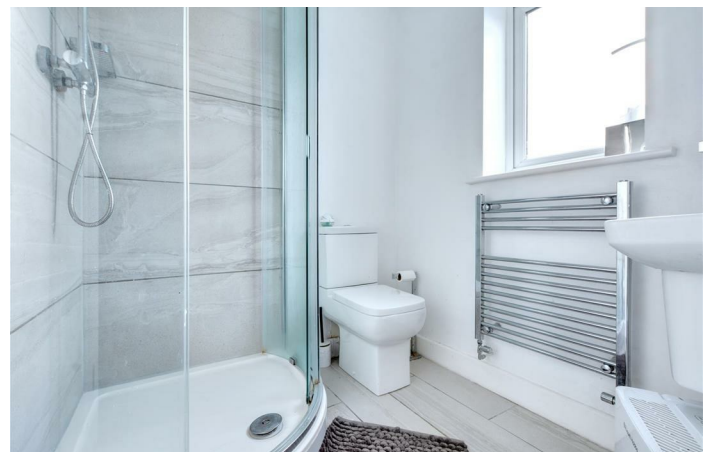
Built in 2021 this three bedroom semi detached house offers a modern and contemporary home, ideal for families and first time buyers.

This energy efficient home is centrally heated with a combination boiler and has uPVC double glazed windows throughout. Further features of this property are an en-suite shower room to the principal bedroom and a useful cloaks/WC off the central hallway.

An open forecourt provides off-street parking and the property enjoys easy to maintain rear gardens which has a contemporary feel with a terraced patio area with brushed stainless steel and glass balustrade, and lower level garden with artificial lawn.

Conveniently situated within walking distance of Stapleford town centre, offering a good variety of shops and facilities, including a regular bus service linking Nottingham and Derby. For families, schools for all ages are within walking distance and for those looking to commute further afield, a few minutes drive away is Junction 25 of the M11 motorway.

This property is ideal for first time buyers, as well as families, and could also be great for those looking to downsize to an easy to maintain and conveniently positioned property.



ENTRANCE HALL

Composite double glazed front entrance door, stairs to the first floor. Doors to all ground floor rooms. Understairs store cupboard.

CLOAKS/WC

Housing a two piece suite comprising wash hand basin and low flush WC. Radiator.

BREAKFAST KITCHEN

Incorporating a range of modern fitted wall, base and drawer units, with work surfacing and inset one and a half bowl sink unit with single drainer. Fitted breakfast bar, integrated appliances including electric fan assisted oven, gas hob with extractor hood over, slimline dishwasher and fridge/freezer. Space and plumbing for washing machine. Radiator, double glazed window to the front.

LIVING ROOM

14'11" x 10'1" (4.57 x 3.08)

Radiator, double glazed window, double glazed French doors opening to the rear garden.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

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)

Media points, radiator, double glazed window to the front.

BEDROOM THREE

8'9" reducing to 4'8" x 8'0" reducing to 4'5" (2.68 reducing to 1.43 x 2.44 reducing to 1.36)

An "L" shaped room with media points, radiator, double glazed window to the front.

FAMILY BATHROOM

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

A three piece suite comprising floating wash hand basin, low flush WC, "L" shaped shower bath with shower and screen. Heated towel rail, air extractor.

OUTSIDE

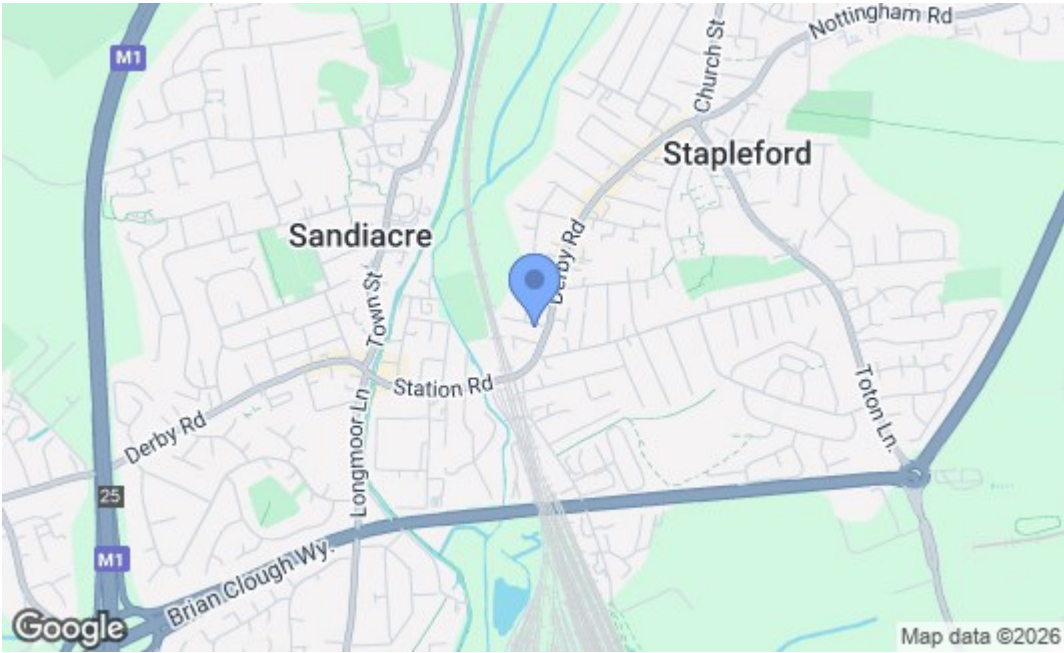
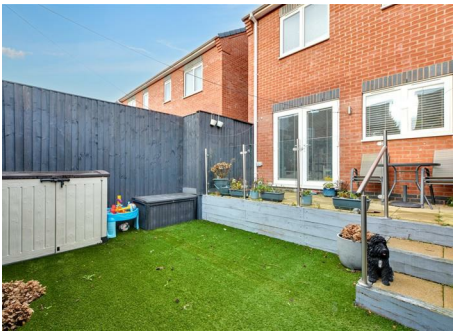
The property is set back from the road with an open forecourt providing off-street parking. There are steps leading to the front canopy with feature glass and brushed stainless steel detailing. There is gated pedestrian access to the side of the property leading to the rear garden. The rear garden has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





BAILEY STREET STAPLEFORD

These plans are intended to provide a general impression of the property and are not intended to be used as a basis for any legal proceedings. The plans are not to scale and are not intended to be used as a basis for any legal proceedings. The plans are not to scale and are not intended to be used as a basis for any legal proceedings.



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.