



**Moorfield Court**  
**Stapleford, Nottingham NG9 8LA**

A SPACIOUS & VERSATILE THREE  
BEDROOM MID TERRACED HOUSE.

**Guide Price £190,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SPACIOUS AND VERSATILE BRIGHT & AIRY THREE BEDROOM MID TERRACED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, living room, open plan dining kitchen and pantry. The first floor landing then provides access to three bedrooms and a four piece bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, double glazing, useful loft storage space with boarding, power and light, split into two zones. There is also an enclosed rear garden.

The property is located in this popular and established residential area within close proximity of excellent nearby schooling for all ages. There is also easy access to open space such as Hickings Lane Recreation Ground, Bramcote Hills Park and Ilkeston Road Recreation Ground.

For those needing to commute, there are good transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, as well as the Nottingham electric tram terminus situated at Bardills roundabout.

There is a vast array of nearby schooling for all ages, as well as Hickings Lane Medical Practice which is just a short walk away.

We believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.



## ENTRANCE HALL

12'9" x 5'8" (3.90 x 1.73)

A uPVC double glazed front entrance door with double glazed windows to either side of the door. A staircase rises to the first floor, radiator, doors to living room and kitchen, useful understairs storage space with pull-out drawers.

## LIVING ROOM

14'10" x 12'7" (4.54 x 3.86)

Double glazed window to the front, wall light points, radiator, media points, coving, freestanding stone-effect electric fire.

## DINING KITCHEN

20'10" x 9'6" (6.37 x 2.91)

The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with ample worktop space incorporating a one and a half bowl sink unit with draining board and mixer tap. Included is the range cooker which incorporates double oven, grill and warming/proving drawer with gas burners and extractor canopy over. Appliance space for washing machine, tumble dryer and dishwasher, as well as space for full height fridge/freezer. uPVC double glazed window to the rear, as well as uPVC double glazed access to the rear garden.

## PANTRY

4'11" x 3'11" (1.50 x 1.21)

Double glazed window to the side, power and lighting points (making an ideal storage area).

## FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Loft access point via wooden pull-down ladder to a dual zone loft space (previously used as a study area) with boarding, light and power. Decorative full height timber balustrade.

## BEDROOM ONE

11'11" x 11'7" (3.64 x 3.55)

Double glazed window to the front, radiator, wardrobes to one wall (included within the sale).

## BEDROOM TWO

11'10" x 10'5" (3.63 x 3.18)

Double glazed window to the rear, radiator, fitted storage closet.

## BEDROOM THREE

8'11" x 8'7" (2.72 x 2.64)

Double glazed window to the front, radiator, built-in bedframe with storage drawers beneath.

## BATHROOM

8'7" x 6'0" (2.64 x 1.84)

Modern white four piece suite comprising panel and tiled-in bath with waterfall style mixer tap and handheld shower attachment, separate tiled and enclosed shower cubicle with glass screen and shower door, electric shower over, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Two double glazed windows to the rear (with fitted blinds), tiled floor, chrome ladder towel radiator.

## OUTSIDE

To the front of the property, there is a lawn with pathway providing access to the front entrance door. There is a planted array of bushes and hedgerow to the boundary line.

## TO THE REAR

The rear garden is enclosed by timber fencing with concrete posts to the boundary lines. The garden is split into sections with a paved pathway providing access to the rear gate onto the parking area beyond with an adjacent deck to one side and artificial lawn to the other. Situated at the back left of the plot, there is an additional raised decked entertaining space with BBQ area. uPVC double glazed French doors then provide access into the garden room which also has power and lighting, housing the gas fired combination boiler (for central heating and hot water). The garden also benefits from an external water tap and lighting point.

## 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. Take an eventual left onto Braddon Avenue, look for Moorfield Court on the right hand side and the property can be accessed via the pedestrian walkway to the front of the property. Rear access can be found by turning right off Braddon Avenue and utilising the car parking area where the garages are.

## PARKING & GARAGE AVAILABILITY

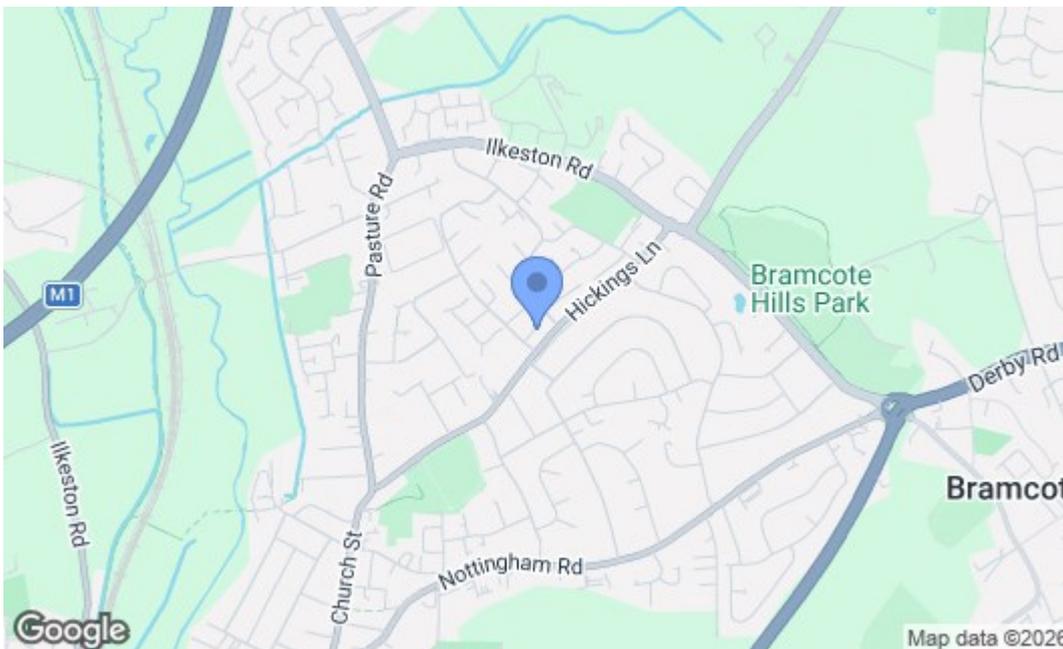
There is the use of the parking spaces to the rear of the property, as well as on the laybys on Braddon Avenue and Melbourne Road. There is also potential availability of renting a garage via Broxtowe Borough Council. Enquiries will need to be made direct with the Council for pricing and availability.



GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	77

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.