



**Church Street
Stapleford, Nottingham NG9 8DJ**

Offers Over £245,000 Freehold

AN INDIVIDUAL DOUBLE BAY FRONTED
TWO BEDROOM DETACHED HOUSE.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS RARE OPPORTUNITY TO PURCHASE THIS UNIQUE DOUBLE BAY FRONTED TWO BEDROOM DETACHED HOUSE SITUATED ONLY A SHORT WALK AWAY FROM THE SHOPS AND SERVICES IN STAPLEFORD TOWN CENTRE.

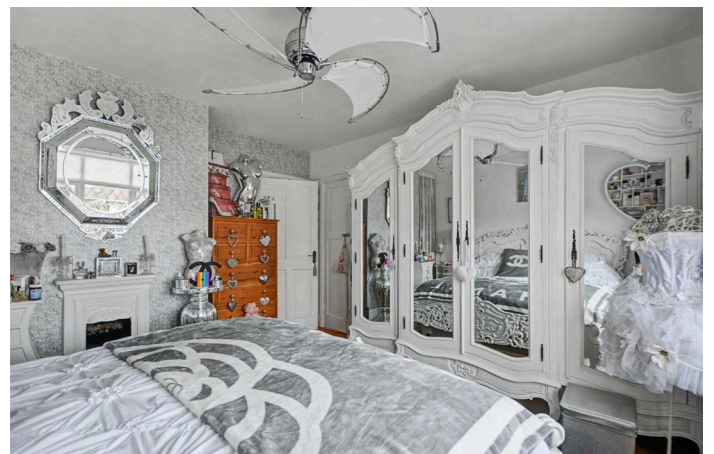
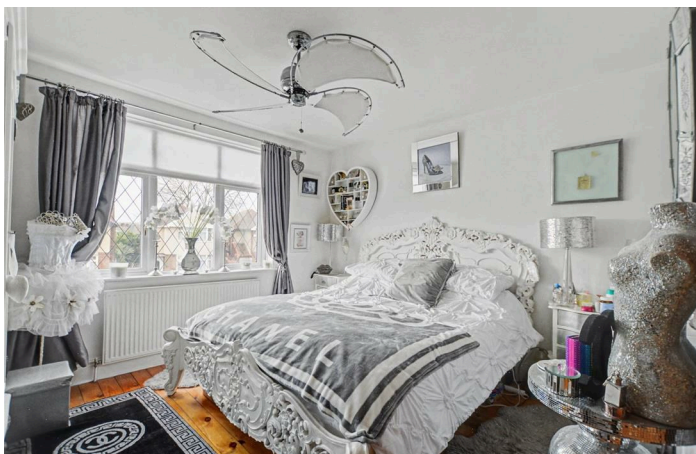
With accommodation over two floors, the ground floor comprises entrance lobby with staircase rising to the first floor, bay fronted living room, bay fronted dining room and kitchen. The first floor landing then provides access to two double bedrooms and a spacious shower room.

The property benefits from gas fired central heating, double glazing, ample off-street parking and an enclosed rear garden with summerhouse.

The property is located within walking distance of the shops, services and amenities in Stapleford town centre. There is also easy access to good schooling for all ages (if required), as well as transport links such as the A52 for Nottingham and Derby, the i4 bus service, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to outdoor space and sporting facilities such as the community pavilion on Hickings Lane, Ilkeston Road Recreation Ground and Bramcote Hills Park.

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



ENTRANCE LOBBY

3'5" x 3'1" (1.06 x 0.96)

Composite and double glazed front entrance door, alarm control panel, parquet flooring, exposed wooden staircase rising to the first floor.

DINING ROOM

13'4" x 13'0" (4.08 x 3.98)

Double glazed bay window to the front, coving, picture rail, ceiling rose, exposed and varnished floorboards, boiler cupboard housing the gas fired combination boiler (for central heating and hot water), feature fire surround with decorative tiles housing a coal-effect fire.

KITCHEN

12'0" x 7'11" (3.66 x 2.43)

Modern fitted high gloss white soft-closing base, wall and drawer units, with granite work surfacing and granite tiled floor, double Belfast sink unit with central swan-neck mixer tap and granite splashbacks, space for range cooker with fitted Smeg extractor canopy over, integrated wine chiller, space for fridge/freezer, plumbing for washing machine, glass fronted crockery cupboards, radiator, useful storage cupboard, double glazed window to the rear, composite stable style door providing access to the rear garden.

LIVING ROOM

14'6" x 10'11" (4.42 x 3.34)

Double glazed bay window to the front, Victorian style radiator, feature fire surround on tiled hearth with inset coal effect fire, TV point, coving, matching picture rail and ceiling rose, door leading to the lobby.

FIRST FLOOR LANDING

Exposed and varnished floorboards, stained glass double glazed window to the rear, radiator, loft access point via wooden pull-down loft ladders to a boarded and lit loft space (ideal for storage), doors to both bedrooms and shower room.

BEDROOM ONE

13'0" x 11'11" (3.98 x 3.65)

Double glazed window to the front, radiator, original decorative fireplace with tiled hearth, exposed floorboards, TV point, useful double storage cupboard, additional shelving.

BEDROOM TWO

12'6" x 10'7" (3.83 x 3.25)

Double glazed window to the front (with fitted blinds), radiator, original decorative fireplace, exposed and painted floorboards.

SHOWER ROOM

8'4" x 7'10" (2.56 x 2.41)

Three piece suite comprising walk-in double shower cubicle with mirror glass tiled splashbacks and double head shower attachment, traditional sink and high flush WC. Victorian style radiator, picture rail, tile effect flooring, double glazed window to the rear.

OUTSIDE

To the front of the property there is a tarmac driveway providing off-street parking for several vehicles with paved pathway access leading to the front entrance door. The front also incorporates a shaped lawn with planted flowerbeds and side access gates leading to the rear garden.

TO THE REAR

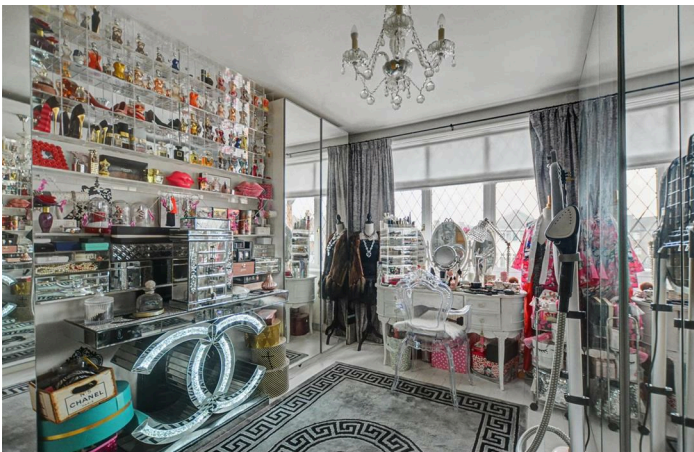
The rear garden is enclosed incorporating a paved patio seating area (ideal for entertaining), circular lawn and gravel borders. Access to a timber summerhouse, as well as an additional timber storage shed. The garden also benefits from an external lighting point and water tap.

DETACHED SUMMERHOUSE

Side access double doors, windows to the front and side, pitched and tiled roof. The summerhouse also benefits from power and lighting.

DIRECTIONS

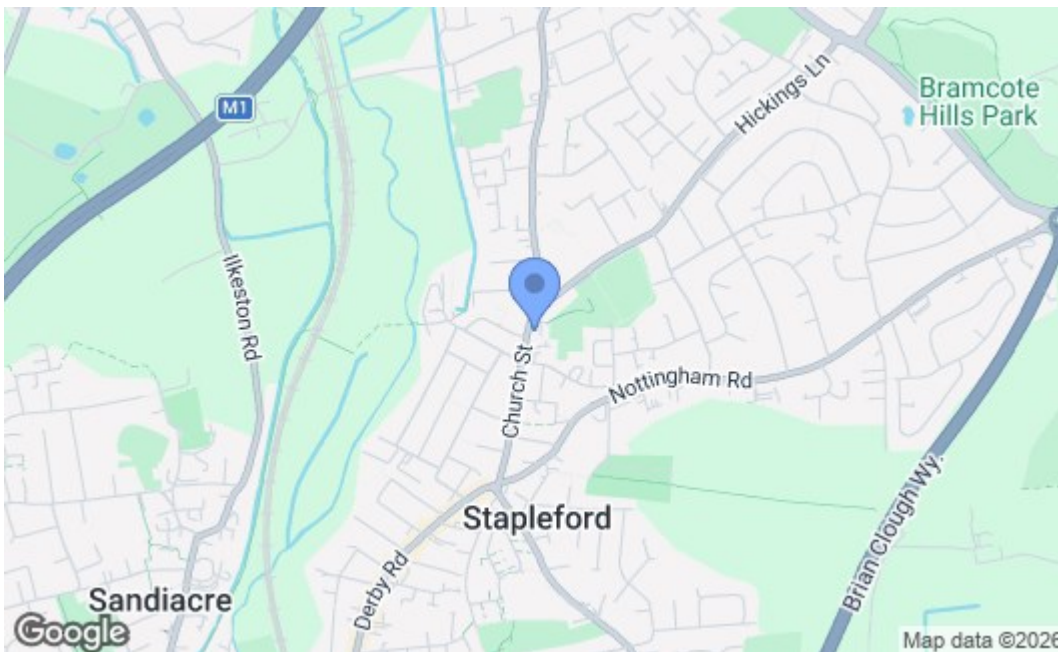
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Heading in the direction of Hickings Lane, the property can be found on the right hand side, identified by our For Sale board.





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(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.