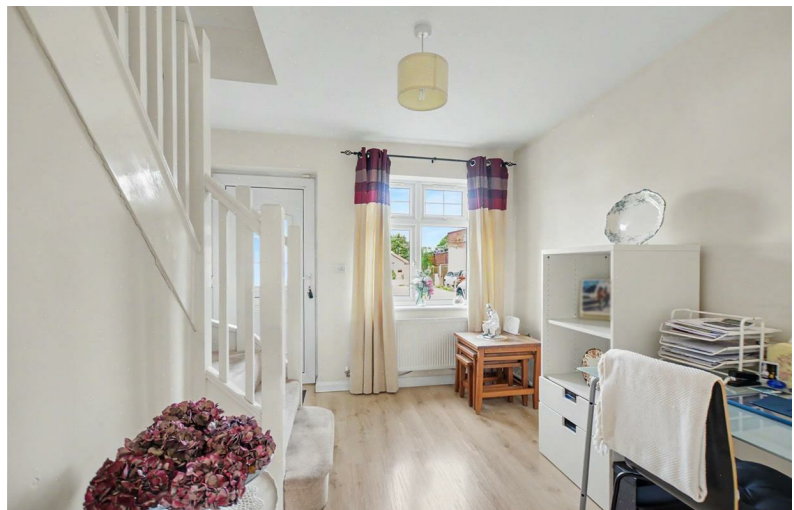




Wellington Street
Stapleford, Nottingham NG9 7BE

A THREE BEDROOM SEMI DETACHED
HOUSE.

£265,000 Freehold



A surprisingly spacious three bedroom semi detached house, the size of which cannot be fully appreciated from the front elevation. NO UPWARD CHAIN.

This modern property was built circa 2004 and offers a fantastic amount of space, great for growing families.

Upon opening the front door, you are greeted by a generous hallway and reception area, currently used as a home office, an inner hallway leads to the useful cloaks/WC, living room and open plan dining kitchen. French doors open to a decked area and the garden beyond.

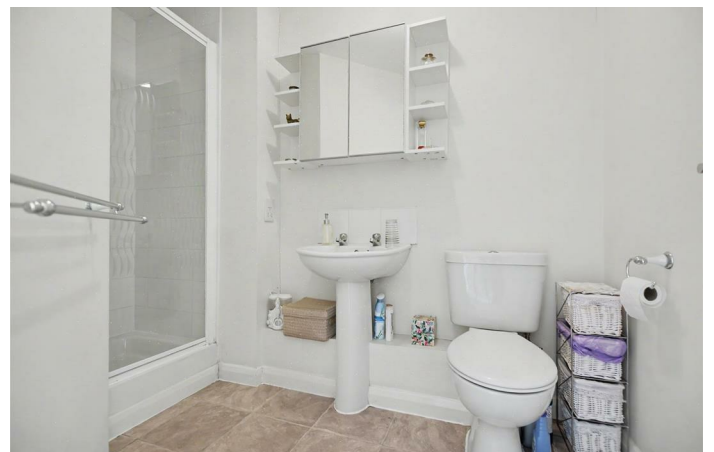
Rising to the first floor, the landing provides access to three generously proportioned bedrooms, the principal with en-suite shower room, as well as a family bathroom with bath and shower facilities.

This relatively modern property has great energy efficiency with a "C" rating and has the benefit of gas fired central heating from a combination boiler and double glazed windows throughout.

One of the main features of this house is the larger than expected family dining kitchen having a modern feel with built-in appliances, ideal for a busy family household and entertaining.

Situated towards the end of this no-through road with off-street parking for at least two vehicles in tandem, the property also has a single part-integral garage. The rear garden is a generous size, landscaped with decking, central area to lawn and a further gravelled area at the foot of the plot with additional decking.

Whilst tucked away in a no-through road, this property is extremely convenient within walking distance of Stapleford town centre and all the amenities therein and a regular bus service linking Nottingham and Derby. Schools for all ages are within walking distance and therefore we emphasize this will make a fantastic family home. Viewing is highly recommended.



RECEPTION HALLWAY

10'4" x 7'10" (3.17 x 2.40)

Currently used as a home office and study area. Double glazed window, front entrance door, feature dog-leg staircase to the first floor and door to inner hallway.

INNER HALLWAY

8'5" x 5'0" (2.57 x 1.53)

Understairs store closet and doors to living room, dining kitchen and cloaks/WC.

CLOAKS/WC

Two piece suite comprising wash hand basin and low flush WC.

LIVING ROOM

14'7" x 11'8" (4.47 x 3.58)

Adam-style fire surround with gas fire, radiator, double glazed French doors opening to the rear garden.

FAMILY DINING KITCHEN

20'4" x 7'10" (6.21 x 2.40)

Incorporating a comprehensive range of handle-free wall, base and drawer units with square edge work surfacing and inset one and a half bowl sink unit. Built-in appliances include electric oven, hob and extractor hood over, integrated dishwasher and space for fridge/freezer. Table and chair space, radiator, double glazed French doors opening to the rear garden.

FIRST FLOOR LANDING

Useful walk-in store closet, loft hatch, doors to bedrooms and bathroom.

BEDROOM ONE

13'5" x 11'2" (4.11 x 3.41)

Radiator, double glazed window to the rear, door to en-suite.

EN-SUITE

Three piece suite comprising wash hand basin, low flush WC and shower cubicle. Radiator.

BEDROOM TWO

13'5" x 8'4" (4.10 x 2.55)

Radiator, double glazed window to the rear.

BEDROOM THREE

11'8" x 6'10" increasing to 10'5" (3.57 x 2.09 increasing to 3.20)

Radiator, double glazed window to the front.

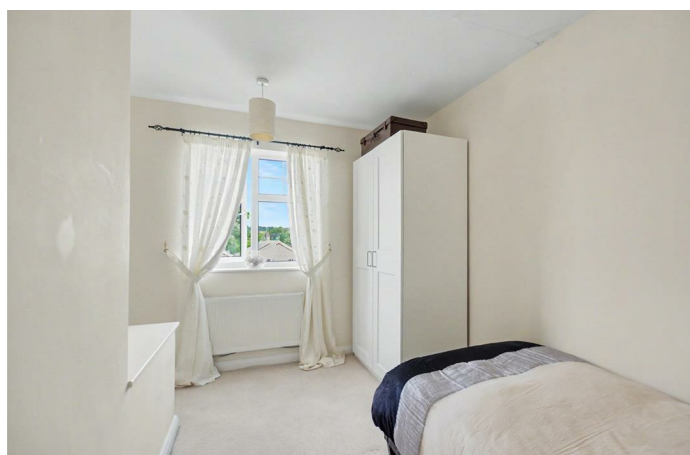
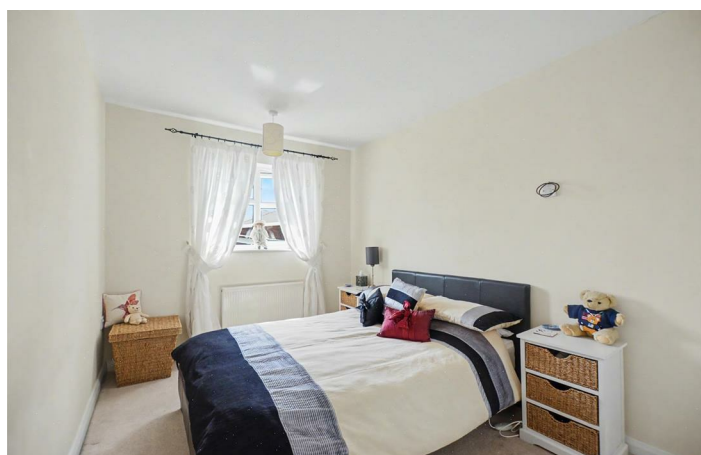
FAMILY BATHROOM

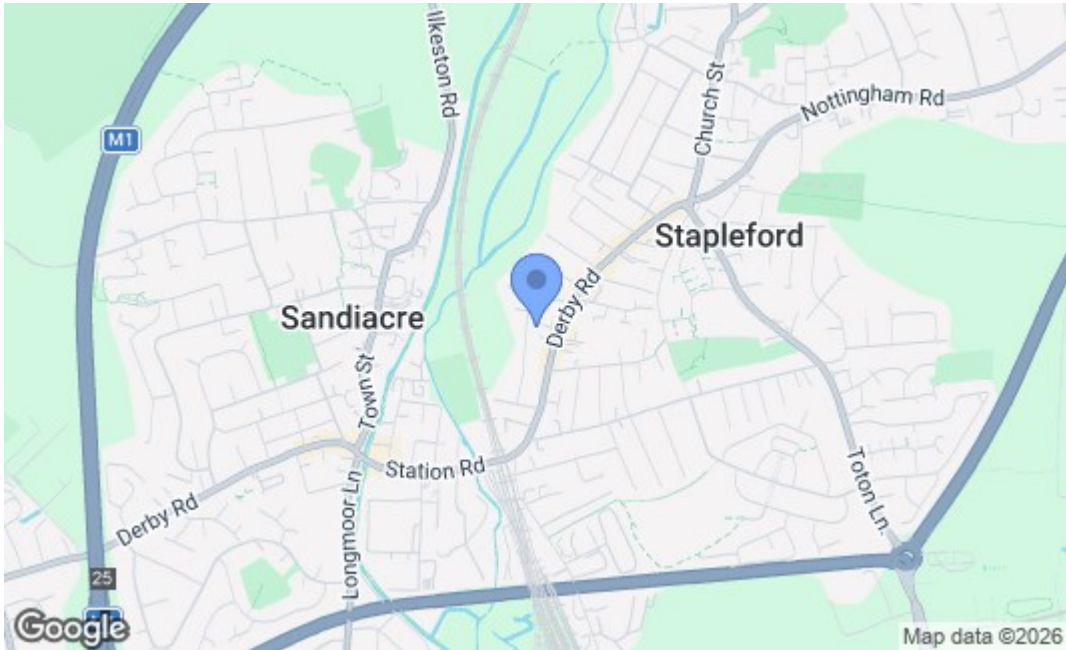
9'1" x 8'0" (2.78 x 2.45)

Four piece suite comprising wash hand basin, low flush WC, bath and separate shower cubicle. Radiator, double glazed window.

OUTSIDE

The property is set back some way from the road with a block paved driveway providing off-street parking for at least two vehicles in tandem. There is a path to the front door and a section of garden laid to lawn which is open to its neighbour. There is gated pedestrian access at the side of the house leading to the rear garden where there is a generous space with a decked area beyond the rear elevation, central garden laid to lawn with a further garden area at the foot of the plot laid to gravel with a raised terraced decked area to the rear boundary.





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.