



Stapleford Road
Trowell, Nottingham NG9 3QA

Offers In The Region Of

£200,000 - £250,000

AN EXTREMELY WELL PRESENTED DOUBLE HEIGHT BAY FRONTED EXTENDED TWO BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET FOR THE FIRST TIME IN 80 YEARS THIS EXTENDED AND EXTREMELY WELL PRESENTED DOUBLE HEIGHT BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, living room, dining area, ground floor study, side lobby, WC, kitchen, conservatory and utility room. The first floor landing then provides access to two bedrooms and a bathroom suite.

The property also benefits from a gated front garden incorporating a block paved driveway, gas central heating, double glazing, enclosed garden space to the rear with lawn, patio and decked seating space.

The property is located in this popular village location which offers easy access to nearby schooling, transport links to the local area, shopping facilities and open countryside.

There is easy access to road junctions such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, Nottingham electric tram terminus situated at Bardills roundabout and Ilkeston train station.

We believe that the property would make an ideal first time buy or young family home and is offered to the market in ready to move into condition, with the benefit of having NO UPWARD CHAIN.

We highly recommend an internal viewing.



ENTRANCE HALL

3'9" x 3'4" (1.16 x 1.02)

UPVC panel and double glazed front entrance door, staircase rising to the first floor, coving, radiator. Door to lounge.

LOUNGE

13'8" x 11'10" (4.19 x 3.63)

Double glazed bay window to the front (with fitted central roller blind), radiator, coving, wall light points, media outlets, Adam-style fire surround incorporating marble insert and hearth with coal effect fire. Opening through to the dining area.

DINING AREA

7'10" x 7'8" (2.39 x 2.36)

Double glazed window to the rear, Georgian-style panel and glazed door to the kitchen, radiator, coving, wall light points. Door to study and door to side lobby.

STUDY

11'0" x 3'11" (3.37 x 1.20)

Double glazed window to the rear, radiator, coving, useful storage cupboard with shelving.

SIDE LOBBY

4'5" x 2'6" (1.36 x 0.77)

Double glazed window to the side, coat pegs, wall mounted electrical consumer box, mirror fronted storage cabinet. Door to WC.

WC

5'3" x 2'5" (1.62 x 0.76)

Housing the dual combination push flush WC and wash hand basin above with mixer tap. Double glazed window to the side, radiator.

KITCHEN

11'6" x 10'11" (3.51 x 3.35)

The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating four ring gas hob with extractor over and oven beneath. Inset counter level single sink and draining board with central mixer tap and tiled splashbacks. Integrated Bosch dishwasher, integrated fridge and freezer, double glazed windows to the side and rear, radiator, tiled floor, coving, glass fronted crockery cupboards, UPVC panel and double glazed exit door to the conservatory.

CONSERVATORY

13'9" x 12'11" (4.20 x 3.95)

Brick and double glazed construction with French doors to the rear opening out to the rear garden, additional UPVC panel and double glazed side exit door to outside, fitted blinds, radiator, tiled floor. Door to utility area.

UTILITY AREA

12'2" x 3'0" (3.71 x 0.93)

Plumbing space for washing machine, roll top work surfaces, fixed shelving, wall light points, double glazed windows to the side and rear.

FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Double glazed window to the side, radiator, coving. Loft access point.

BEDROOM ONE

12'0" x 10'0" (3.68 x 3.07)

Double glazed bay window to the front (with central fitted roller blind), radiator, fitted wardrobes to one wall, coving, useful double overstairs storage cupboard.

BEDROOM TWO

11'8" x 9'2" (3.58 x 2.81)

Double glazed window to the rear, radiator, coving.

BATHROOM

7'8" x 6'7" (2.34 x 2.01)

Three piece suite comprising walk-in double sized shower cubicle with glass shower screen and electric shower, wash hand basin, low flush WC. Partial wall tiling, double glazed window to the rear, radiator, coving, extractor fan. Boiler cupboard housing the "Baxi" gas fired combination boiler (for central heating and hot water purposes).

OUTSIDE

To the front of the property you are greeted with shaped wrought iron double gates opening out to a block paved driveway providing off-street parking and matching block paved pathway providing access to the front entrance door and continuing down the left hand side of the property to the rear garden. The front garden is lawned with planted flower border housing a variety of bushes and shrubbery.

TO THE REAR

The rear garden is enclosed by timber fencing set within concrete posts, gravel boards and decorative brick stone pillars with coping stones benefitting from an initial paved patio area accessed from the conservatory French doors onto a lawn section with stepping stone pathway providing access to the foot of the plot where a timber storage shed can be found on a concrete base, as well as a raised decked entertaining/seating area. There are planted flowerbeds and borders housing a variety of mature bushes, shrubs, trees and plants to the boundary line. The garden also benefits from an external water tap, coal house with power and lighting, and external security lighting.

DIRECTIONAL NOTE

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, veer left onto Pasture Road and proceed in the direction of Trowell. At the mini island veer left and continue along, passing the entrance to Trowell Garden Centre. Under the bridge, take a right hand turn as if turning onto Derbyshire Avenue and turn immediately left onto the slip road of Stapleford Road. The property can then be found on the right hand side. Ref: 8241NH





Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	75
(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.