



Ash Grove
Stapleford, Nottingham NG9 7GL

Asking Price £249,950 Freehold

A PERIOD VICTORIAN BAY FRONTED
THREE BEDROOM SEMI DETACHED HOUSE
POSITIONED IN THIS POPULAR &
ESTABLISHED CATCHMENT LOCATION.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS PERIOD BAY FRONTED VICTORIAN THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS FAVOURED AND ESTABLISHED RESIDENTIAL CATCHMENT LOCATION.

With accommodation over two floors, the ground floor comprises entrance porch to entrance hallway, bay fronted living room, middle dining room, inner lobby with useful understairs storage area, and breakfast kitchen. The first floor landing then provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, uPVC double glazing (majority fitted by Anglian Windows), and generous, well established garden to the rear with shed incorporating power and lighting.

The property is located favourably within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. There is also easy access to good transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is easy access to the shops, services and amenities within Stapleford town centre and a vast array of nearby outdoor space such as Queen Elizabeth Park and Archer's field.

We believe that property would make an ideal family home due to its location and we therefore highly recommend an internal viewing.



ENTRANCE PORCH

3'5" x 2'8" (1.05 x 0.83)

uPVC panel and double glazed front entrance door set within a decorative uPVC archway, tiling to dado height and further panel and stained glass door to the entrance hall.

ENTRANCE HALL

12'11" x 3'5" (3.96 x 1.05)

Staircase rising to the first floor, decorative archway and mouldings, radiator, coving. Doors to living room and dining room, and meter cupboard.

LIVING ROOM

15'4" x 12'2" (4.69 x 3.71)

Double glazed bay window to the front, coving, radiator, media points, feature Adam-style fire surround with marble insert and hearth housing a coal effect gas fire

DINING ROOM

12'8" x 11'4" (3.87 x 3.46)

Double glazed window to the rear, radiator, coving, feature Adam-style fire surround with decorative tiled insert and granite hearth. Door to the kitchen.

KITCHEN

18'4" x 8'10" (5.59 x 2.70)

The kitchen comprises a matching range of fitted base and wall storage cupboard with marble effect roll top work surfaces incorporating double bowl sink unit with draining board and central swan neck mixer tap. Space for Range-style cooker with extractor fan over, plumbing and space for undercounter washing machine and tumble dryer. Space for full height fridge/freezer, boiler cupboard housing the 'Worcester Bosch' gas fired combination boiler (for central heating and hot water purposes), double glazed windows to the side and rear, ceramic tiled floor, tiled splashbacks, coving, radiator, space for table and chairs, useful understairs half cellar providing useful extra storage space.

FIRST FLOOR LANDING

Oak veneer doors to all bedrooms and bathroom, radiator, coving. Loft access point with loft ladder to a lit loft space.

BEDROOM ONE

15'11" x 12'5" (4.86 x 3.80)

Two double glazed windows to the front, radiator, coving, range of fitted bedroom furniture including wardrobes and overhead storage cupboards.

BEDROOM TWO

12'7" x 9'8" (3.86 x 2.95)

Double glazed window to the rear (overlooking the rear garden), radiator, coving.

BEDROOM THREE

9'7" x 8'11" (2.94 x 2.74)

Double glazed window to the rear (overlooking the rear garden), radiator, coving.

BATHROOM

8'2" x 5'7" (2.49 x 1.71)

Three piece suite comprising bath with sliding glass shower screen, central mixer tap, shower attachment over and spa jets. Wash hand basin with storage cabinets beneath, hidden cistern push flush WC. Matching bathroom cabinet with marble style worktop space, two double glazed windows to the side, chrome heated ladder towel radiator, secondary loft hatch, coving, spotlights, extractor fan.

OUTSIDE

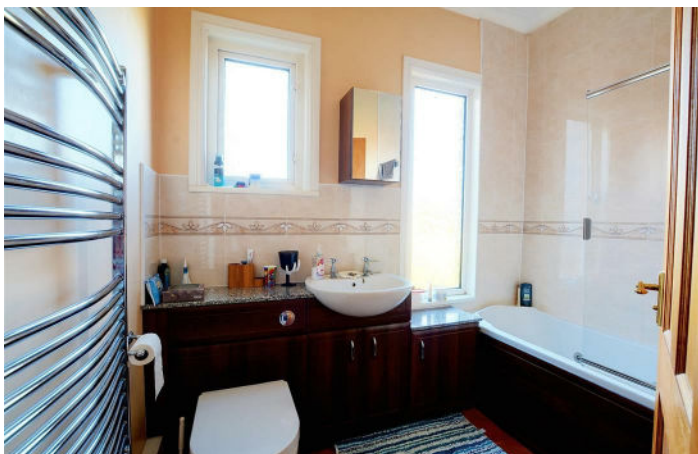
To the front of the property there is a fore garden with decorative brick wall and coping stones to the boundary line, paved pathway to the front entrance door and decorative slate chippings to the front. There is a pedestrian walkway and access to the rear garden.

TO THE REAR

The rear garden spans to a good overall depth and proportion which is extremely well established and mature offering a wide variety of specimen bushes, shrubs, trees and plants. The garden is enclosed by timber fencing to the boundary lines and offers an initial paved patio seating area accessed directly from the kitchen door with pedestrian gated access leading back around to the front. A paved pathway leads up the garden with a surrounding lawn to either side. To the foot of the plot there is a useful garden shed with power and lighting. Within the garden there is an external water tap and lighting point.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Proceed over the brow of the hill, passing the entrance to Fairfield School, before taking a right hand turn onto Brookhill Street. Descend the hill and take an eventual left hand turn onto Ash Grove. The property can be found on the left hand side. Ref: 8274NH



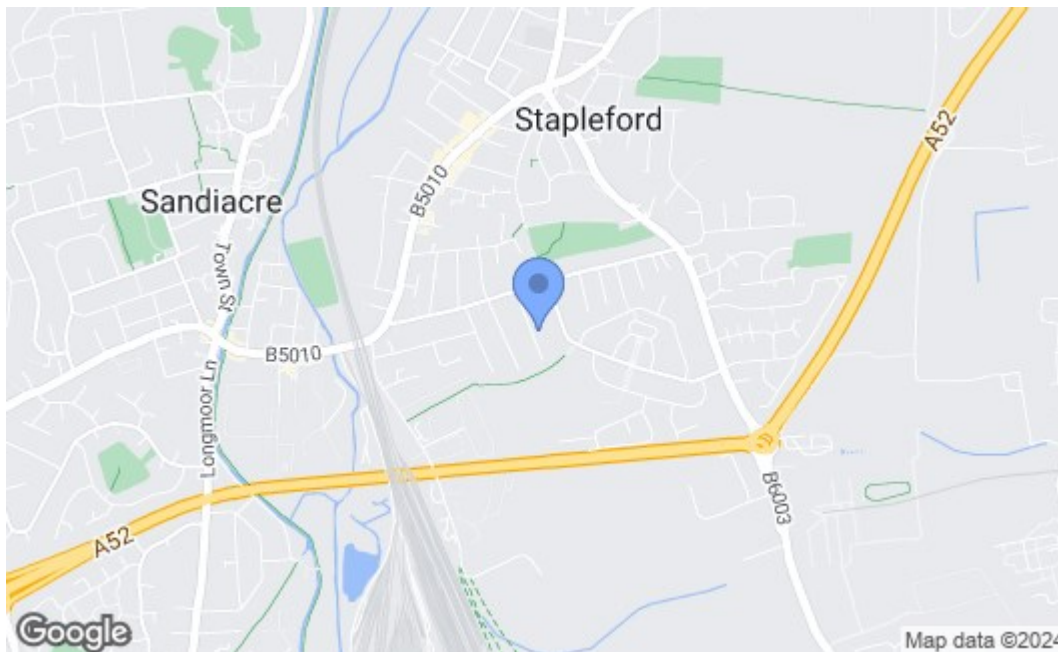
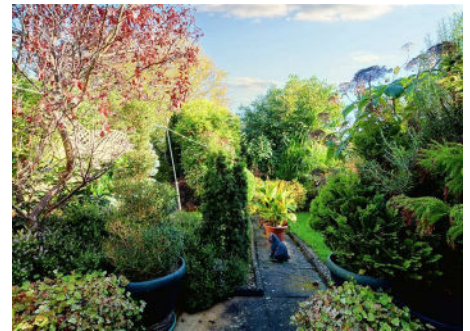
GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 1165 sq.ft. (108.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the Supplies contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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	

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.