



Ilkeston Road
Stapleford, Nottingham NG9 8JD

A 1930'S THREE BEDROOM DETACHED
FAMILY HOME.

Offers Over £275,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO OFFER FOR SALE THIS EARLY 1930'S THREE BEDROOM DETACHED FAMILY HOUSE SITUATED ON THE OUTSKIRTS OF STAPLEFORD AND THE BORDERS OF TROWELL.

The property benefits from gas central heating from combination boiler, double glazing, gated off street parking, good size garden plot and generous accommodation over two floors.

Internally, the accommodation comprises of entrance hall, spacious through lounge/dining room, kitchen to the ground floor, the first floor landing then provides access to three bedrooms and a modern bathroom.

The property would ideally suit first time buyers or families alike as the property is situated within easy reach of excellent schooling for all ages, the shops and services within Stapleford town centre, and good commuter links such as the A52 for Nottingham and Derby, J25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We highly recommend an internal viewing.



ENTRANCE HALL

uPVC panel and double glazed front entrance door, staircase rising to the first floor, meter cupboard housing the electricity smart meter.

THROUGH LOUNGE/DINING ROOM

23'7" x 12'0" (7.21 x 3.67)

Double glazed bay window to the front, two further double glazed windows to the side, two radiators, TV and telephone points, wall hung remote controlled electric fire, wall light points, coving, useful understairs storage cupboard which houses the gas fired combination boiler (for central heating and hot water purposes). The understairs cupboard also has double glazed window to the side, laminate flooring, shelving and a light.

KITCHEN

15'3" x 7'6" (4.67 x 2.30)

The kitchen is equipped with a matching range of cream faced base and wall storage cupboards with roll top work surfaces, inset one and a half bowl sink and drainer with central mixer tap, tiled splashbacks, plumbing for washing machine and dishwasher, space for under-counter fridge and freezer, space for range cooker with fitted extractor hood over, radiator, coving, double glazed window to the rear, panel and double glazed door to outside, pantry which has fixed shelving, double glazed window to the side, alarm control panel, gas meter.

FIRST FLOOR LANDING

Double glazed window to the side, radiator, loft hatch with pulldown ladder to a boarded, lit and insulated loft space. Doors to all bedrooms and bathroom.

BEDROOM ONE

15'5" x 11'11" (4.71 x 3.64)

Two double glazed windows to the front (with fitted blinds), two radiators, coving, TV point and sliding door fitted wardrobes.

BEDROOM TWO

11'0" x 8'9" (3.37 x 2.67)

Double glazed window to the rear, radiator, secondary loft hatch.

BEDROOM THREE

14'11" x 6'4" (4.57 x 1.95)

Double glazed window to the side (with fitted blinds), additional double glazed window to the rear, radiator, laminate flooring, coving.

BATHROOM

9'10" x 5'8" (3.01 x 1.73)

A modern white three piece suite comprising panel bath with shower over, shower screen and mixer tap, wash hand basin with central mixer tap and double storage drawers beneath, wall hung mirror, push flush WC, wall mounted bathroom cabinet, double glazed window to the side, fully tiled walls, tiled floor, chrome heated towel radiator, extractor fan.

SUN ROOM

9'10" x 6'9" (3.01 x 2.06)

Access from the garden only, uPVC double glazed construction with power points.

OUTSIDE

To the front of the property there is a gated block paved driveway providing off-street parking for several cars and additional pedestrian gated access. There is a side access gate leading to the rear.

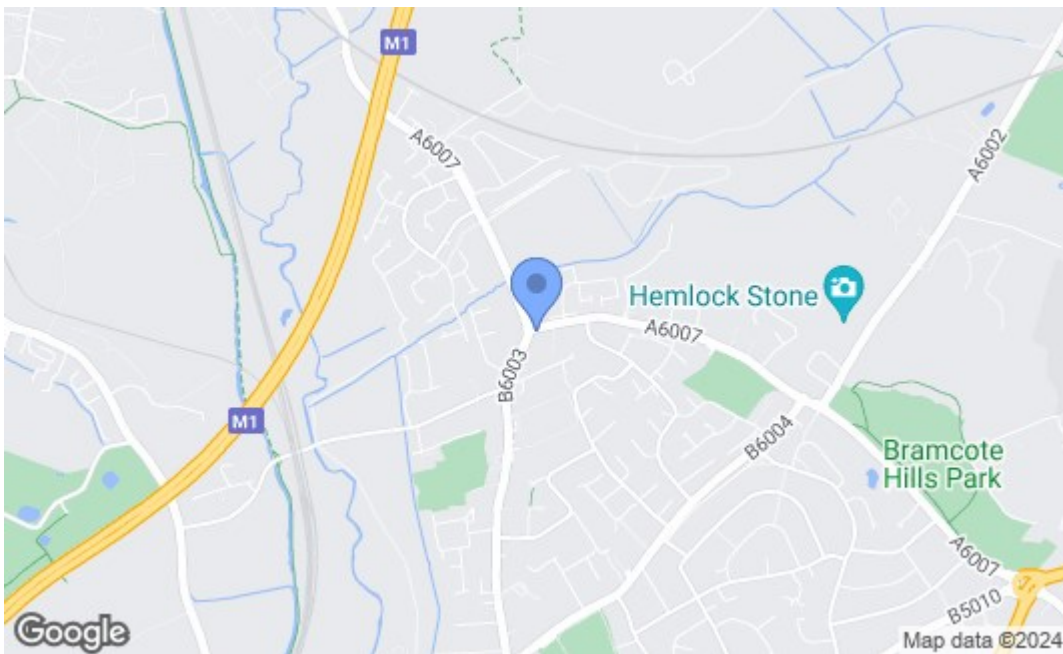
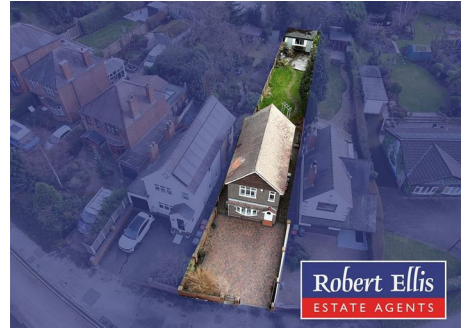
TO THE REAR

The rear garden extends to a good depth, ideal for families, and benefits from a paved patio area (ideal for entertaining) providing access to the garden sun room. There is a shaped pathway with split lawn either side offering access to the rear part of the garden which is enclosed by timber fencing with planted borders housing a variety of mature bushes and shrubbery. To the rear of the plot there are two brick stores, each with power and lighting, shelving and storage units. The garden also incorporates an outside water tap and side access gate leading back to the front.

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, turn left onto Pasture Road and proceed in the direction of Trowell. At the mini roundabout, the property can be found on the right hand side, identified by our For Sale board. Ref: 8398NH





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	
(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.