



Westerlands
Stapleford, Nottingham NG9 7JE

A THREE BEDROOM SEMI DETACHED
HOUSE.

Offers Over £250,000 Freehold



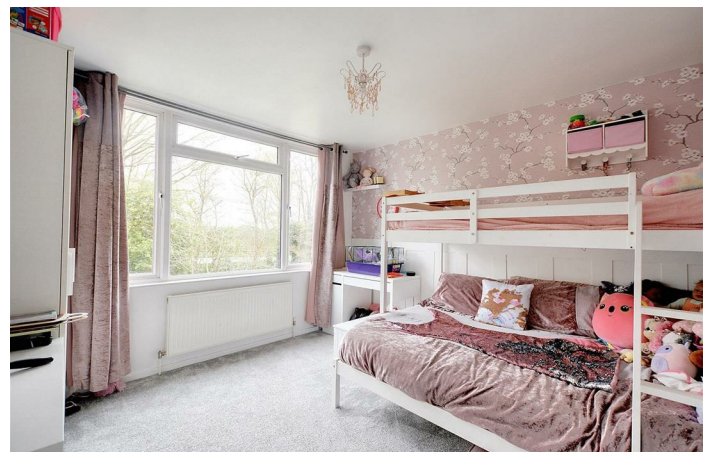
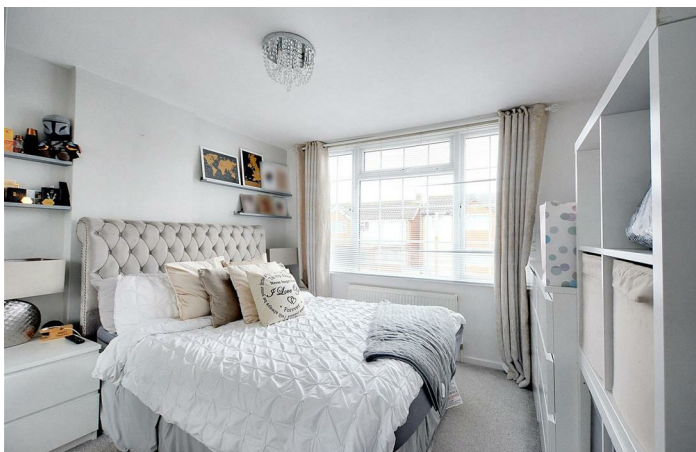
Situated in this highly regarded residential suburb is this three bedroom semi detached house.

Westerlands is a great location for families and commuters alike as schools for all ages include Fairfield and George Spencer Academies and are within walking distance*. With the A52 being a couple of minutes drive away, giving direct access to Nottingham, Derby, Junction 25 of the M1 motorway and the park and ride for the Nottingham tram. Stapleford town centre is within walking distance as is a regular bus service.

The property comes to the market in a ready to move into condition with features including gas fired central heating and double glazed windows. The accommodation comprises entrance hall, through lounge/dining room, modern fitted kitchen to the ground floor. The first floor landing then gives access to three well proportioned bedrooms and a modern family bathroom.

A driveway provides ample off-street parking and leads to a useful brick built garage with an electric up and over door. The rear garden is enclosed with lawn, attractive raised decked area with pergola.

There is anticipated strong demand for this property and therefore an early internal viewing is advised.



ENTRANCE HALL

Double glazed window and front entrance door, stairs to the first floor, radiator.

THROUGH LOUNGE/DINER

25'3" x 12'0" reducing to 9'9" (7.72 x 3.66 reducing to 2.99)

Feature coal effect gas fire and back boiler (for central heating and hot water), feature surround, two radiators, double glazed window to the front and double glazed French doors leading to the rear garden.

KITCHEN

10'9" x 8'2" (3.30 x 2.50)

Incorporating a range of modern fitted wall, base and drawer units, contrasting work surfacing and inset stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine and appliance space. Double glazed window to the rear, double glazed door and window to the side.

FIRST FLOOR LANDING

Double glazed window, loft hatch, doors to bedrooms and bathroom.

BEDROOM ONE

11'2" x 10'10" (3.42 x 3.32)

Radiator, double glazed window to the rear.

BEDROOM TWO

11'6" x 10'11" (3.52 x 3.35)

Radiator, double glazed window to the front.

BEDROOM THREE

7'0" x 6'11" (2.14 x 2.13)

Radiator, double glazed window to the front.

FAMILY BATHROOM

Incorporating a modern three piece suite comprising wash hand basin with vanity unit, low flush WC, bath with electric shower over. Tiling to walls, radiator, double glazed window.

OUTSIDE

To the front is a partial open plan garden laid to lawn. A driveway provides off-street parking and leads to a

detached brick built garage. There is gated pedestrian access between the house and garage leading to the rear garden which is attractively landscaped with lawn, gravel patio area and raised deck with pergola.

GARAGE

19'6" x 9'0" (5.96 x 2.75)

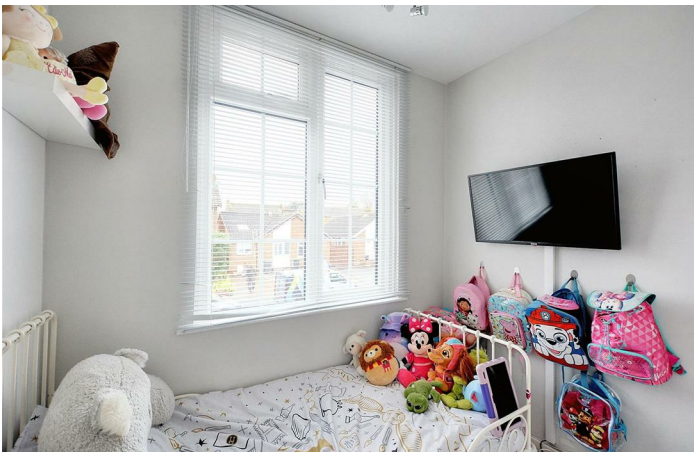
Electric up and over door, light and power, plumbing and space for washing machine. Personal door to the side.

DIRECTIONS

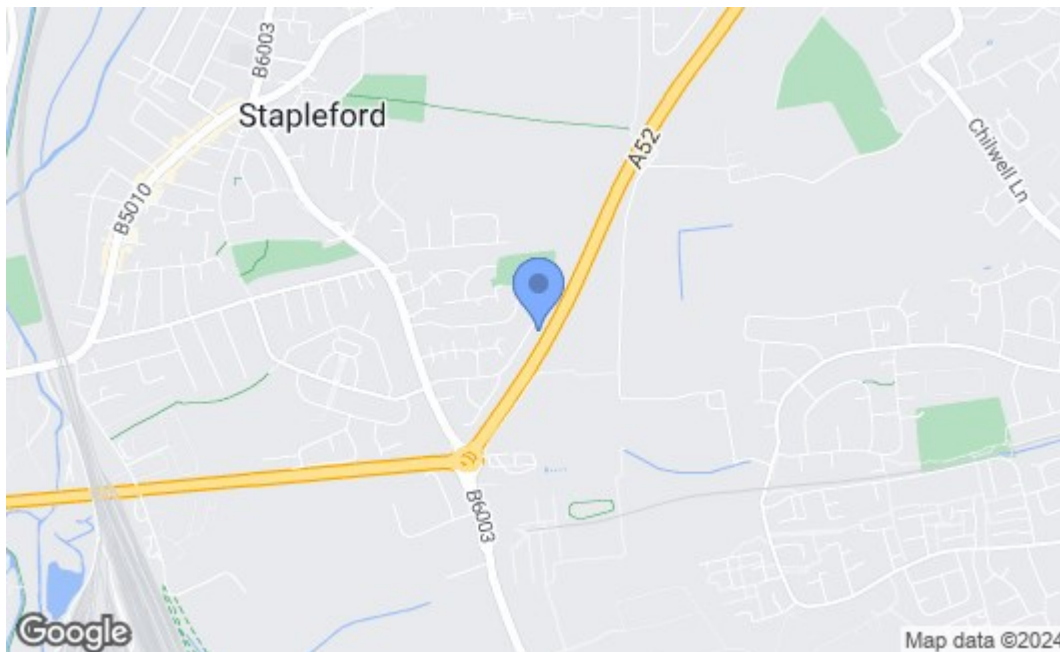
From Bardills traffic junction with the A52, proceed towards Stapleford on Toton Lane. Follow the road along, taking the first available right by the Morrisons Local onto Darkey Lane. Bear left into Westerlands. The property can be found on the right hand side, identified by our For Sale board.

AGENTS NOTE

* We recommend any intending purchaser should make enquiries as to the current admission policies of the schools named.



Robert Ellis
ESTATE AGENTS



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 60 | |
| (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.