

Melbourne Road  
Stapleford, Nottingham NG9 8NE

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**£229,950 Freehold**



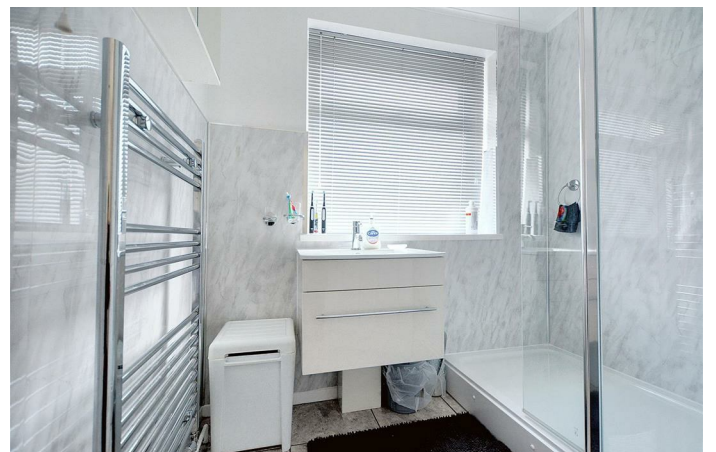
This three bedroom semi detached house has been particularly well maintained and improved over the years and comes to the market in a ready to move into condition.

Features of this property include a uPVC double glazed conservatory, double glazed windows throughout and gas fired central heating. Modern fitted kitchen and bathroom.

Further features of this property include off-street parking, enclosed carport with remote control electric roller door, which in turn leads to a single detached garage. Attractive enclosed front gardens and good size, yet easy to maintain, rear gardens.

Situated in this popular residential suburb within easy reach of local schools and a regular bus services, with the town centre of Stapleford being approx half a mile away. The A52 for Nottingham, Derby and Junction 25 of the M1 motorway is a short drive away.

All in all, a fantastic property for families and first time buyers alike. Viewing is recommended.



## ENTRANCE HALL

Composite double glazed front entrance door, radiator, stairs to the first floor.

## THROUGH LOUNGE/DINER

24'0" x 11'11" increasing to 10'0" (7.34 x 3.64 increasing to 3.05)

Fire surround with inset flame effect gas fire and back boiler. Two radiators, double glazed window to the front, patio doors to the conservatory.

## CONSERVATORY

10'1" x 9'4" (3.08 x 2.87)

uPVC double glazed windows with French doors leading to the rear garden.

## KITCHEN

11'9" x 8'9" (3.6 x 2.67)

Incorporating a range of fitted wall, base and drawer units with a matching breakfast bar and inset single bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing for washing machine and appliance space. Double glazed window to the rear.

## FIRST FLOOR LANDING

Built in airing cupboard with hot water cylinder. Double glazed window, loft hatch. Doors to bedrooms, shower room and WC.

## BEDROOM ONE

12'4" x 11'10" (3.76 x 3.63)

Fitted bedroom furniture including wardrobes and eye level cupboards, radiator, double glazed window to the rear.

## BEDROOM TWO

12'1" x 11'5" (3.7 x 3.5)

Radiator, double glazed window to the front.

## BEDROOM THREE

6'10" x 6'4" reducing to 4'7" (2.10 x 1.95 reducing to 1.4)

Fitted wardrobe, radiator, double glazed window to the front.

## SHOWER ROOM

Incorporating a modern two piece suite comprising large

walk-in shower tray with electric shower, wall mounted wash hand basin with vanity unit. Composite splashbacks, radiator, double glazed window.

## SEPARATE WC

Housing a low flush WC with composite splashbacks, double glazed window.

## OUTSIDE

The property is set back from the road with attractive, easy to maintain enclosed front garden, finished in artificial lawn with wrought iron railings to the front boundary and fenced side boundary. The driveway provides off-street parking and in turn leads to an enclosed carport with an electric remote control roller door to the front. This, in turn, leads to a single garage. The rear garden is of a generous size and landscaped for ease of maintenance with block paved patio and gentle terracing with paved areas, gravel and bedding. There is a useful garden shed.

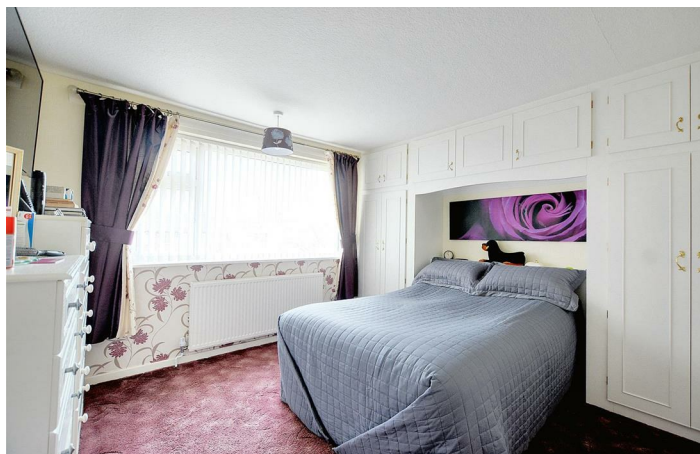
## GARAGE

18'1" x 11'2" (5.52 x 3.41)

Sectional concrete construction with up and over door, light and power.

## DIRECTIONS

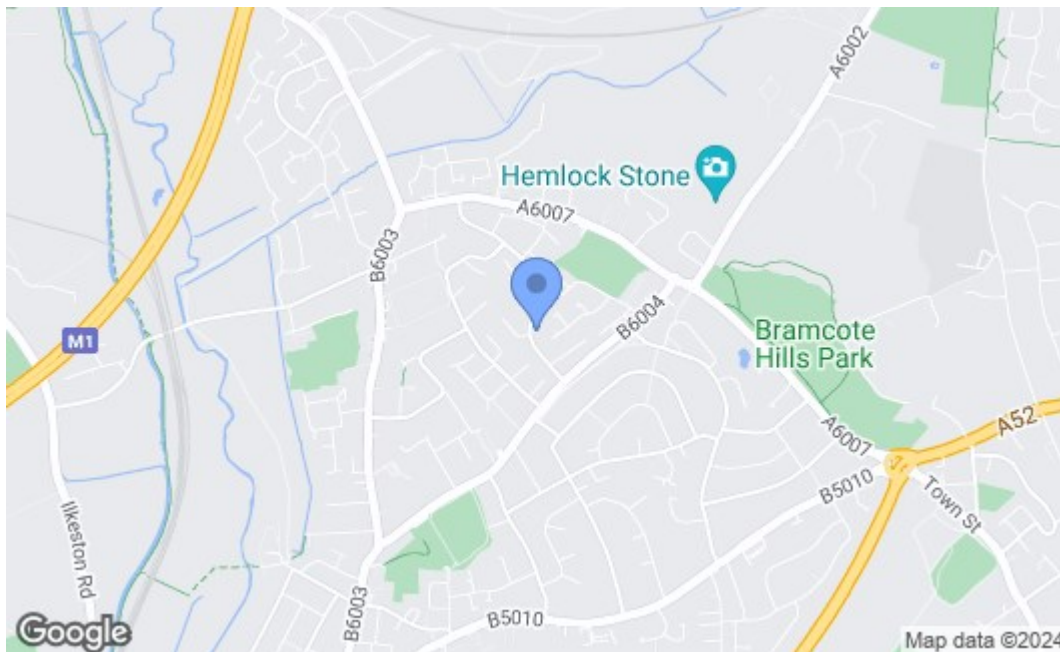
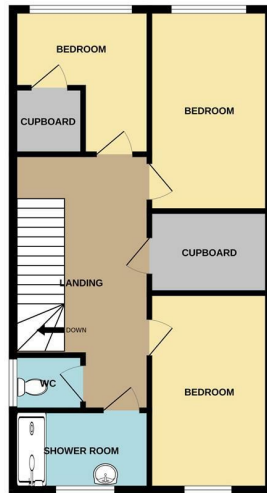
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Take the right fork onto Hickings Lane. Follow the road along, turning third left onto Melbourne Road. The property can be found on the right hand side, identified by our For Sale board.



GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

### England & Wales EU Directive 2002/91/EC Environmental Impact (CO<sub>2</sub>) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.