



**Windsor Street
Stapleford, Nottingham NG9 7HG**

£249,995 Freehold

A DOUBLE HEIGHT BAY FRONTED THREE
BEDROOM SEMI DETACHED HOUSE
POSITIONED ON A GENEROUS CORNER
PLOT.



ROBERT ELLIS ARE DELIGHTED TO OFFER FOR SALE THIS WESTERMAN HOMES CONSTRUCTED DOUBLE HEIGHT BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED ON A GENEROUS CORNER PLOT.

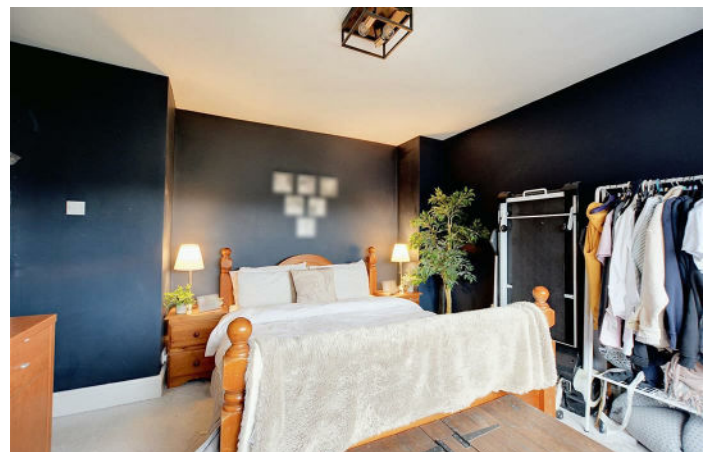
The property is situated in this popular and established residential location which is situated only a short walk away from the shops and services in Stapleford town centre and a wide variety of popular local schooling for all ages.

The property benefits from gas fired central heating from a combination boiler, double glazing, generous overall corner plot, side driveway and detached garage.

The internal accommodation is split over two floors comprises entrance hall, bay fronted living room and open plan dining kitchen to the rear with fully width bi-fold doors opening out to the rear garden. The first floor landing provides access to three bedrooms and a bathroom.

The property would ideally suit both first time buyers and young families alike due to the location close to schooling, transport links and open countryside, as well as nearby outdoor space such as Queen Elizabeth play park and Archer's Field.

We highly recommend an internal viewing.



ENTRANCE HALL

13'4" x 6'10" (4.07 x 2.10)

With a high grade composite door with fitted embossed panels, staircase rising to the first floor with decorative open spindle balustrade, useful understairs storage cupboard which also houses the meters and the gas fired combination boiler (for central heating and hot water purposes), laminate flooring, radiator, coving. Doors to living room and kitchen.

LIVING ROOM

17'5" x 11'10" (5.31m x 3.61m)

Double glazed bay window to the front, media points, radiator, Adam-style fire surround with marble insert and hearth housing a pebble effect electrically operated fire. Decorative brick feature archway with exposed brickwork and opens out to the full width dining kitchen to the rear.

OPEN PLAN DINING KITCHEN

19'11" max x 9'10" (6.08 max x 3.02)

The kitchen area is equipped with a matching range of fitted base and wall storage cupboards with marble effect roll top work surfaces incorporating hob with extractor over and double oven beneath. Plumbing space for dishwasher and space for full height fridge/freezer, inset one and a half bowl sink unit with draining board and mixer tap, double glazed window to the side (with fitted Roman blinds). Opening through to the dining area where there is ample space for dining table and chairs, radiator, laminate flooring, full width bi-fold doors opening to the rear garden.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Double glazed window to the side and loft access point.

BEDROOM ONE

12'2" x 11'10" (3.73 x 3.63)

Double glazed window (with fitted Roman blind), radiator.

BEDROOM TWO

14'2" x 11'10" (4.34 x 3.61)

Double glazed bay window to the front (with inset fitted blinds), radiator.

BEDROOM THREE

8'4" x 6'11" (2.55 x 2.12)

Double glazed window to the front (with fitted roller blind), radiator.

BATHROOM

9'3" x 6'11" (2.82 x 2.12)

Three piece suite comprising "P" shaped bath with glass shower screen, mixer tap and dual attachment mains ran shower over, push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Double glazed window to the rear, partial wall tiling, tiled floor, chrome ladder towel radiator.

OUTSIDE

To the front of the property there is a landscaped front garden with lawns separated by decorative rockery wall and planted gravel borders housing a wide variety of specimen bushes, shrubs, trees and plants. There is a pathway from the roadside allowing access to the entrance porch which continues down the side of the property towards the rear garden.

TO THE REAR

The rear garden offers a high quality composite decked entertaining space with glass balustrade and inset lighting with raised planters housing a variety of plants and bushes. There is stepped access down to a lower rockery style garden which then provides access into the rear of the garage door.

SIDE DRIVEWAY

Accessed via Windsor Street there is off-street parking which then in turn leads to the detached garage.

EXTERNAL UTILITY ROOM

Power, plumbing for the washing machine, space for stacked tumble dryer.

DETACHED GARAGE

Up and over door to the front, power, lighting, rear access door to the garden.

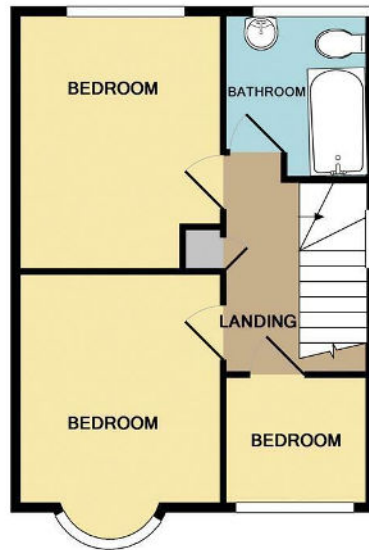
DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield School and take a left turn onto Blake Road. Follow the bend in the road to the left and continue to the junction with Windsor Street. Turn left and the property can be found almost immediately on the left hand side, identified by our For Sale board.



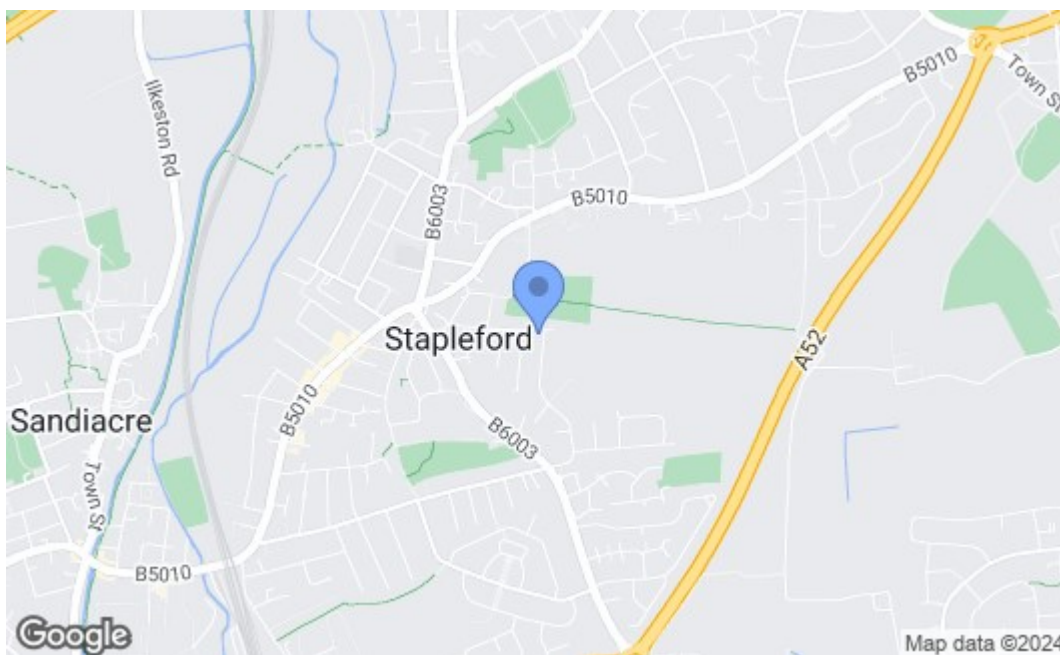
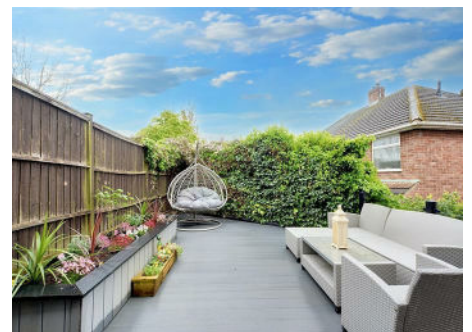


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			83
(81-91) B			
(69-80) C		63	
(55-68) D			
(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	

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