



Hillfield Road  
Stapleford, Nottingham NG9 8PS

A SURPRISINGLY SPACIOUS THREE  
BEDROOM FAMILY SIZE MID TERRACED  
HOUSE.

**£260,000 Freehold**



This extremely well presented property comes to the market in a ready to move into condition with features including uPVC double glazed windows and gas fired central heating served from a combination boiler which was installed in 2022 and has the benefit of a 10 year warranty. Further features include a generous uPVC double glazed conservatory (currently used as a dining room) and an open plan contemporary breakfast kitchen with built-in appliances.

The property offers great kerb appeal with attractive forecourt providing off-street parking. There are generous rear gardens for families and entertaining, with large patio area, ornamental gravelled area and lawn. There are also various outbuildings with power connected.

Situated in this popular residential suburb, great for families and commuters alike, as schools for all ages are within easy reach, as are open space playing fields, the town centre of Stapleford is less than half a mile away and there is ease of access to the A52 linking Nottingham, Derby and Junction 25 of the M1 motorway for further afield.

With additional features such as an alarm, outside lighting, electric underfloor heating to the lounge, breakfast kitchen and conservatory. An internal viewing is recommended.



### ENTRANCE HALL

Double glazed window and front entrance door. Stairs to the first floor.

### LOUNGE

16'0" x 11'11" (4.89 x 3.65)

Feature inset cast iron log burner. Contemporary tiled floor with underfloor heating, door to kitchen, double glazed window to the front and double glazed French doors leading to the conservatory.

### CONSERVATORY

11'2" x 10'5" (3.41 x 3.19)

uPVC double glazed windows and double glazed French doors to the rear garden. Contemporary tiled floor to match the lounge with electric underfloor heating.

### BREAKFAST KITCHEN

15'10" x 7'0" increasing to 10'3" (4.83 x 2.14 increasing to 3.14)

Incorporating a comprehensive fitted range of wall, base and drawer units with contrasting work surfacing, inset one and a half bowl sink unit with single drainer. Feature gas/electric range which includes a five ring gas hob, two ovens and grill. Integrated dishwasher, fridge and freezer. Plumbing and space for washing machine. Breakfast bar. Understairs store cupboard with gas and electric smart meters. Double glazed French doors opening to the rear garden.

### FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Hatch and ladder to boarded loft with light.

### BEDROOM ONE

15'11" x 9'0" reducing to 6'4" (4.87 x 2.75 reducing to 1.95)

A spacious room with radiator and double glazed windows to the front and rear.

### BEDROOM TWO

11'11" plus recess x 8'4" (3.65 plus recess x 2.56)

Radiator, double glazed window to the front.

### BEDROOM THREE

9'2" x 7'3" (2.81 x 2.23)

Fitted linen cupboard housing a Baxi combination boiler (for central heating and hot water - installed in 2022 with the remainder of a 10 year warranty). Radiator, double glazed window to the rear.

### FAMILY BATHROOM

Incorporating a modern white three piece suite comprising low flush WC, wash hand basin with vanity unit and large walk-in shower cubicle with twin rose thermostatic controlled shower system. Tiling to walls, tiled floor and heated towel rail. Double glazed windows.

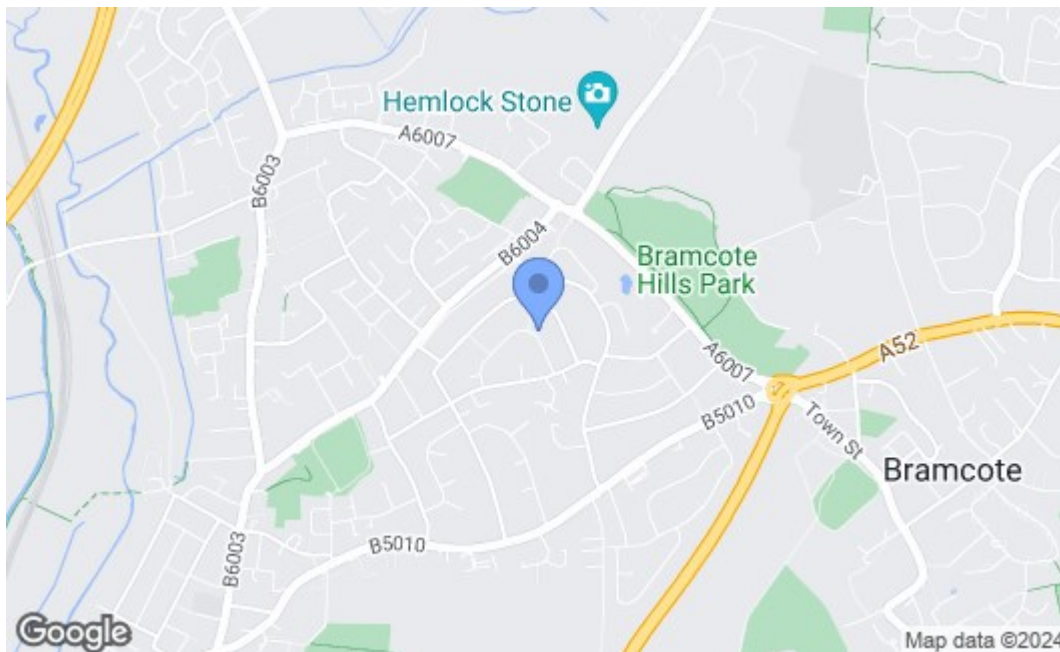
### OUTSIDE

The property has great kerb appeal with recently laid two-tone grey block paved driveway providing off-street parking with matching pathways. Attractive stone chipped bedding with ornamental tree and shrubs. There is a passageway at the side of the property with gate leading to the rear garden. The rear garden is of a generous size with large patio offering a great amount of space for Summer entertaining and BBQs. There is an attractive rose arch leading through to the garden which is then laid to lawn, flanked with ornamental stone chipped beds. There is a variety of outbuildings, including a brick built store with power and alarm connected to the main house alarm. Wood store and timber garden shed with power. At the foot of the plot is a larger timber workshop with light and power.

### DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Continue over onto Nottingham Road Stapleford. Passing the school and Sandcliffe, at the border or Bramcote turn left onto Ewe Lamb Lane. Continue past the allotments and turn left onto Central Avenue. Turn first right onto Hillfield Road, the property can be found on the right hand side. Ref: 803 IPS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>		<b>73</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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) 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			
<b>England &amp; Wales</b>		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.