



Derby Road
Stapleford, Nottingham NG9 7AZ

£325,000 Freehold

A THREE BEDROOM DETACHED FAMILY HOME.



BEHIND THIS ATTRACTIVE PERIOD FACADE LIES A SIMPLY STUNNING THREE BEDROOM DETACHED FAMILY HOME.

Completely refurbished in recent times by a local developer, offering more than a touch of luxury. With features including a bespoke hand built dining kitchen, the units being of solid wood with dovetail joints, and a centre piece of a Corian island unit with Quooker boiling tap, Miele integrated appliances including induction hob, retractable extractor, oven and warming drawer, as well as an under-counter drawer style dishwasher.

Further features of this property include the luxurious family bathroom with slipper bath, en-suite shower room to the master bedroom, newly installed central heating system served from a combination boiler, a full electrical re-wire, replacement uPVC double glazed windows, complete redecoration and new floor coverings throughout.

The refurbishment of this property does not stop internally. The gardens are larger than expected and offer a contemporary Mediterranean feel over four tiers which include decked areas, porcelain tile seating areas, lawn and raised planters.

Conveniently situated close to many local amenities, shops and services, regular bus service linking Nottingham and Derby, and highly regarded schools for all ages including Fairfield and George Spencer Academies. For those wishing to commute further afield, Junction 25 of the M1 motorway is a few minutes drive away, as is the park and ride for the Nottingham tram.

This quite exceptional property and gardens needs a detailed viewing to be fully appreciated.



HALLWAY

19'3" x 8'0" (5.87 x 2.46)

Composite front entrance door, radiator and stairs to the first floor with feature wood spindle balustrade.

LOUNGE

15'11" x 13'1" (4.86 x 4)

Original coving to ceiling, reclaimed lintel cast iron fireplace with feature tiled hearth. Radiator, double glazed bay window to the front.

DINING KITCHEN

19'8" x 16'4" (6 x 5)

Fully fitted hand built bespoke kitchen finished in solid wood with dovetail joint work. Corian work surfacing. Central island unit with bespoke Corian top. Inset one and a half bowl sink unit with "Insinkerator" waste disposal and mixer rinser tap. Built in Quooker boiling tap. Miele integrated appliances including oven with plate warmer under. Induction hob with retractable extractor over. Double integrated under-counter drawer style dishwashers. Recess and space for an American style fridge/freezer. Two contemporary flat paneled radiators. Double glazed windows and door to the rear. Door to cloaks/WC.

CLOAKS/WC

Incorporating a newly fitted two piece suite comprising wash hand basin with vanity unit and low flush WC. Radiator and wall mounted newly installed gas combination boiler (for central heating and hot water).

CELLAR

Accessed from a door from the dining kitchen separating into three large compartments with light and power.

FIRST FLOOR LANDING

11'5" x 8'6" (3.5 x 2.6)

Wood spindle balustrade, loft hatch, double glazed window.

BEDROOM ONE

16'4" reducing to 9'10" x 12'5" (5 reducing to 3 x 3.8)

Radiator, double glazed window to the rear and door to en-suite.

EN-SUITE

5'10" x 5'10" (1.8 x 1.8)

Incorporating a brand new three piece suite comprising wash hand basin with vanity unit, low flush WC and walk-in shower cubicle with twin rose thermostatic controlled shower system. Feature tiling, heated towel rail, double glazed window.

BEDROOM TWO

12'11" x 12'3" (3.96 x 3.75)

Radiator, double glazed windows to the front.

BEDROOM THREE

9'3" x 8'8" (2.83 x 2.65)

Radiator, double glazed window to the rear.

FAMILY BATHROOM

8'0" x 7'7" (2.46 x 2.33)

Incorporating a luxury newly fitted three piece suite comprising wash hand basin with vanity unit, low flush WC and slipper bath tub with pillar mixer taps with shower attachment. Porcelain tiled floor and walls, heated towel rail, double glazed window.

OUTSIDE

To the front is a walled-in garden with gated pedestrian access at the side leading to the rear garden. The rear garden is a generous size and newly landscaped with a Mediterranean feel over four attractive tiered areas. These comprise a contemporary decked area beyond the rear elevation with steps finished with sleepers and porcelain tiling leading to the second tier where there is a porcelain tiled tiered area with ornamental broken slate bedding. A pathway continues along the side of the garden to the third tier which is laid to lawn flanked with sleeper raised shrub beds. The pathway continues to the fourth top tier with decked seating area and ornamental broken slate bedding.

DIRECTIONS

From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre. Continue along the road where the property can be found on the left hand side just after the turning with Halls Road.

Ref: 7678PS

Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – Yes

Broadband Speed - Information not available

Phone Signal – Information not available

Sewage – Mains supply

Flood Risk – Low River, High surface water.

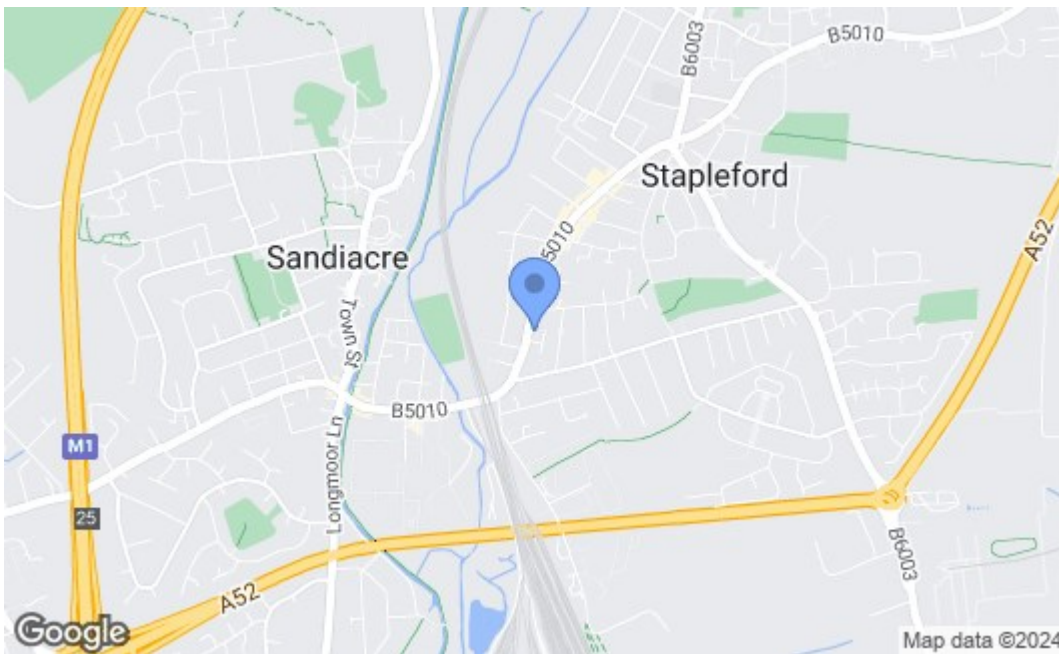
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		35	
(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.