



Wellspring Dale  
Stapleford, Nottingham NG9 7EU

A BAY FRONTED THREE BEDROOM SEMI  
DETACHED HOUSE.

**£249,995 Freehold**



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS FAVOURED AND ESTABLISHED RESIDENTIAL CATCHMENT LOCATION.

With accommodation on two floors, the ground floor comprises entrance hall, ground floor WC, spacious through living room, conservatory, recently replaced kitchen, and utility room. The first floor landing then provides access to three bedrooms and a spacious four piece bathroom suite.

The property also benefits from gas fired central heating from combi boiler, double glazing, gated off-street parking, and gardens to the front, side and rear.

The property is located favourably within close proximity of excellent nearby schooling for all ages. There is also easy access to great transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus situated at Bardills roundabout and the i4 bus service. The property is also situated on the entrance to Archer's Field, a great outdoor space for children and families. There is also easy access to Queen Elizabeth park and Judson play area nearby.

We believe that the property would make an ideal first time buy or young family home. We highly recommend an internal viewing.



### ENTRANCE HALL

11'3" x 7'10" (3.43 x 2.39)

uPVC panel and double glazed front entrance door, meter cupboard box, staircase rising to the first floor, tiled floor which continues into the ground floor WC, useful understairs storage cupboard, radiator. Doors to living room, kitchen and WC.

### WC

4'6" x 2'5" (1.39 x 0.75)

Housing a push flush WC with fully tiled walls and floor, double glazed window to the side, radiator.

### THROUGH LOUNGE

25'5" x 10'9" (7.75 x 3.28)

Double glazed bay window to the front (with fitted blinds), media points, laminate flooring, radiator, feature inset multi fuel burning stove on a granite hearth. Sliding double glazed patio doors then opening out to the conservatory.

### CONSERVATORY

10'0" x 7'4" (3.05 x 2.26)

uPVC and double glazed construction with sloping polycarbonate colour tinted roof with patio doors opening out to the rear garden.

### KITCHEN

12'7" x 9'5" (3.85 x 2.89)

Re-fitted in 2022. Comprising a matching range of handleless fitted base and wall storage cupboards with square edge marble effect work surfaces incorporating single sink and draining board with central mixer tap. Fitted four ring gas hob with extractor over and in-built eye level oven. Integrated dishwasher, breakfast bar space, tiled floor, two double glazed windows to the rear, uPVC panel and double glazed exit door to outside, door to utility room.

### UTILITY ROOM

8'4" x 6'3" (2.56 x 1.92)

Ample space for a range of white goods including washing machine, tumble dryer, fridges, freezers. Matching worktop space and useful storage cupboard. Matching to the kitchen tiled floor, double glazed window to the side.

### FIRST FLOOR LANDING

Double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator, loft access point to a partially boarded and insulated loft space via pulldown loft ladders.

### BEDROOM ONE

13'0" x 10'9" (3.98 x 3.29)

Double glazed window to the front (with fitted blinds), radiator, mirror fronted sliding door wardrobe (fitted over the stairs).

### BEDROOM TWO

11'1" x 11'3" (3.40 x 3.45)

Double glazed window to the front, radiator, useful storage cupboard.

### BEDROOM THREE

9'8" x 8'8" (2.96 x 2.66)

Double glazed window to the rear (with fitted blinds), radiator.

### BATHROOM

9'6" x 7'9" (2.91 x 2.38)

Modern four piece suite comprising separate tiled and enclosed corner shower cubicle with mains ran shower, panel bath with central mixer tap and handheld shower attachment, push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Partial wall tiling, chrome ladder towel radiator, spotlights, extractor fan, tiled floor, three double glazed windows to the rear.

### OUTSIDE

The property sits on a generous corner plot with gardens to the front, side and rear. The front garden has a well maintained lawn with planted flower borders housing a variety of bushes, shrubs and plants. There is gated pedestrian access and pathway which then provides access to the front entrance door. To the left hand side of the plot there is a gated driveway providing off-street parking with pedestrian gated access then leading into the rear garden.

### TO THE REAR

The rear garden is split into various sections with a good sized initial decked entertaining space with covered gazebo. This then leads onto a lawn section with planted borders housing a wide variety of specimen bushes, shrubs, trees and plants. To the foot of the plot there is a second decked entertaining space making the most of the moving sun through the day. Within the garden there is a garden bar/summerhouse and timber storage shed. The garden also benefits from an external water supply and lighting points.

### 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 continue in the direction of Bardills island. Take a right hand turn onto New Eaton Road and turn left immediately onto Wellspring Dale. Follow the bend in the road to the right, passing the entrance to George Spencer Academy Trust, and the property can be found on the left hand side, just prior to the entrance to Archer's Field.

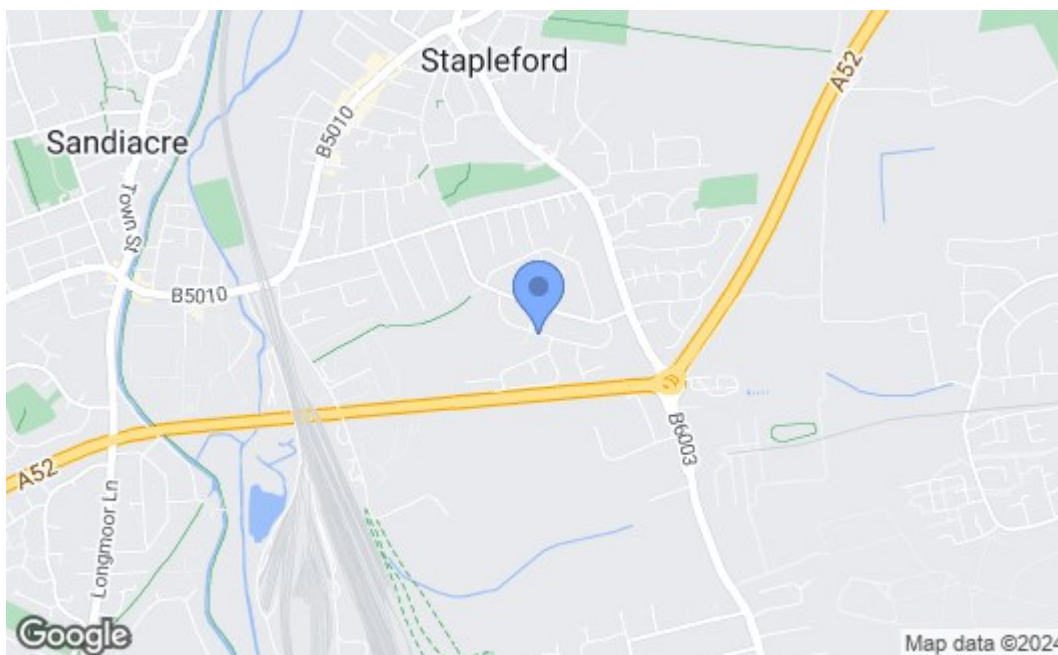


Robert Ellis  
ESTATE AGENTS

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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.