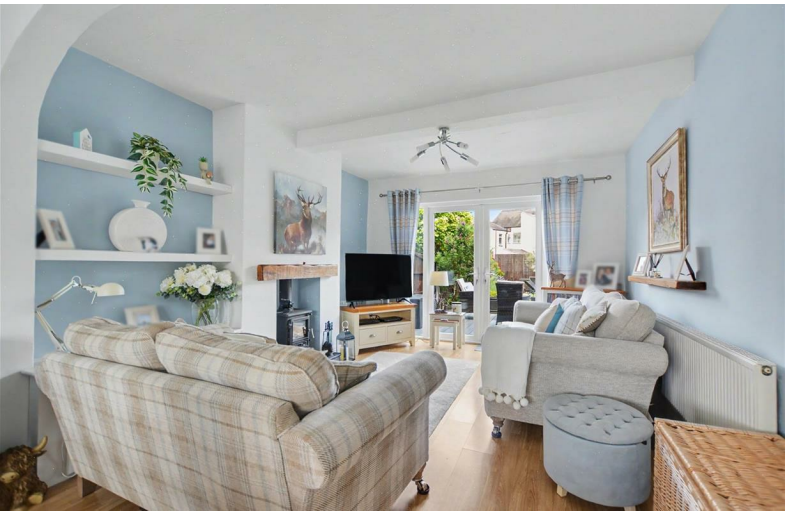
Robert Ellis

look no further. . .







Sandiacre Road
Stapleford, Nottingham NG9 8EX

AN EXTREMELY WELL PRESENTED BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£279,995 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED DOUBLE HEIGHT BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN. POSITIONED WITHIN WALKING DISTANCE OF THE TOWN CENTRE AMENITIES.

With accommodation over two floors, the ground floor comprises entrance hall, living room with feature multi-fuel burner, dining room and kitchen. The first floor landing then provides access to three bedrooms and a four piece bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking and generous landscaped private rear garden.

The property is located within close proximity of town centre amenities including the Sainsburys convenience store, along with excellent schooling for all ages such as William Lilley, Fairfield and George Spencer. There is also easy access to good transport links such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham tram terminus situated at Bardills roundabout.

There is also easy access to ample outdoor space and countryside walking routes such as the Erewash Canal footpath.

The property is situated on a level lying plot and would make an ideal first time buy or young family home. We highly recommend an internal viewing.





ENTRANCE HALL
13'2" x 5'11" (4.02 x 1.82)
uPVC panel and double glazed front entrance door with double glazed windows and uPVC panels to either side of the door, additional uPVC double glazed window to the right hand side (with fitted blind), picture rail, radiator, staircase rising to the first floor with decorative wood spindle balustrade, useful understairs storage space housing the gas and electricity meters. Doors lead through to the dining and living area, and kitchen.

KITCHEN
15'0" x 5'9" (4.59 x 1.77)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite-style square edge work surfacing incorporating inset porcelain one and a half bowl sink unit with draining board and pull-out spray hose mixer tap. Fitted five ring gas hob with curved glass extractor canopy over and fitted double oven beneath. In-built fridge/freezer, plumbing space for washing machine, tumble dryer and dishwasher, in-built double recycling unit, double glazed windows to the side and rear, tile effect flooring, radiator, decorative tiled splashbacks, coving, uPVC panel and double glazed exit door to outside.

LIVING ROOM
13'10" x 11'10" (4.24 x 3.63)
Double glazed French doors opening out to the rear garden composite decking with uPVC double glazed windows to either side of the doors, radiator, laminate flooring, media points, central chimney breast incorporating an inset feature multi-fuel burning stove sat on a decorative brick hearth.

DINING ROOM
13'7" x 11'11" (4.15 x 3.65)
Double glazed bay window to the front (with fitted shutters), radiator, laminate flooring, wall light point, feature Adam-style fire surround with marble inset and hearth housing a coal effect fire. Archway opens through to the living space.

FIRST FLOOR LANDING
Decorative wood spindle balustrade, double glazed window to the side (with fitted blind), doors to all bedrooms and bathroom. Loft access point with wooden pull-down loft ladder to a half-boarded, lit and insulated loft space (ideal for storage).

BEDROOM ONE
13'11" x 11'11" (4.26 x 3.64)
Double glazed bay window to the front (with fitted blinds), radiator, coving.

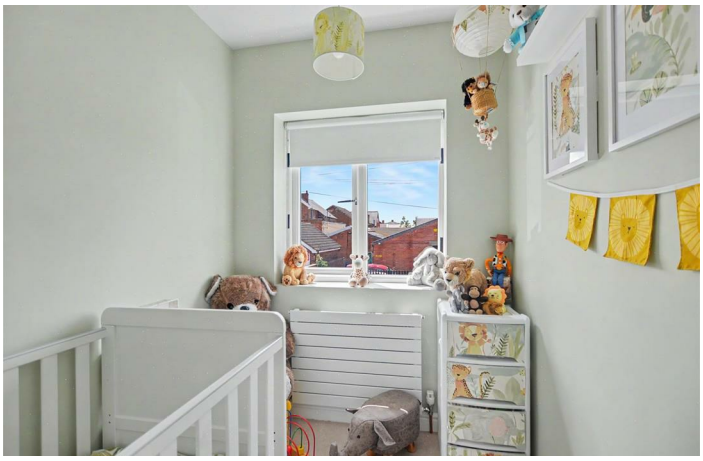
BEDROOM TWO
13'5" x 9'9" (4.10 x 2.98)
Double glazed window to the rear overlooking the rear garden (with fitted blind), radiator, coving. A range of fitted wardrobes runs along one wall incorporating shelving and hanging space and housing the gas fired combination boiler (for central heating and hot water).

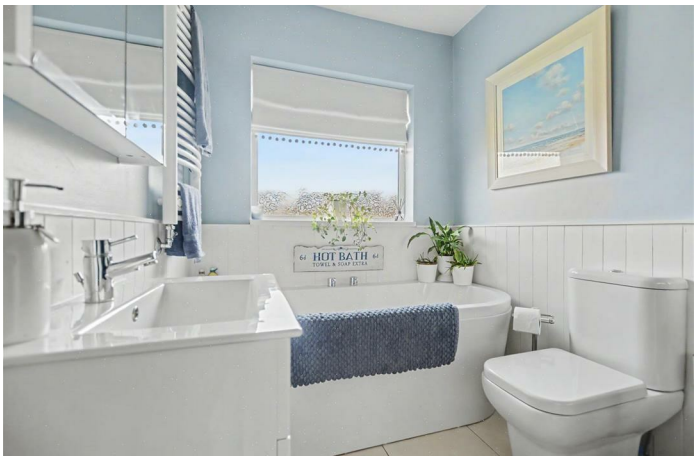
BEDROOM THREE
8'0" x 5'8" (2.44 x 1.73)
Double glazed window to the front (with fitted blind), modern panel radiator.

BATHROOM
7'11" x 5'11" (2.42 x 1.81)
Modern four piece suite comprising dual end bathtub, push flush WC, wash hand basin with mixer tap and storage cabinets beneath, separate shower cubicle with decorative boarding, glass screen and sliding doors with mains shower. Double glazed window to the rear (with fitted blind), wall mounted ladder towel radiator, decorative panelling to dado height, tiled floor, spotlights, extractor fan and wall mounted bathroom cabinet.

OUTSIDE
To the front of the property, there is a lowered kerb entry point to a decorative and shaped block paved driveway providing off-street parking which in turn leads down the right hand side of the property to the rear. The front garden is enclosed by a brick wall with decorative wrought iron railings, designed for straight forward maintenance with high quality artificial grass, decorative white stone incorporating a central chipped bark planter with inset palm trees. Access continues down the right hand side of the property leading into the rear garden which offers a high quality composite decked entertaining space leading onto a central easy to maintain artificial lawn with raised and planted flowerbeds and borders housing a wide variety of bushes, shrubs, trees and plants. As you move down the garden, there is an additional decked space to the right hand side which also incorporates a timber storage shed with power and attached external lighting points, as well as a rear patio. Within the garden, there is an external water tap, lighting point and greenhouse.

DIRECTIONS
From our Stapleford Branch on Derby Road, continue in the direction of Sandiacre before taking an eventual right hand turn (adjacent to Sainsburys) onto Sandiacre Road. The property can be found on the right hand side, identified by our For Sale board.



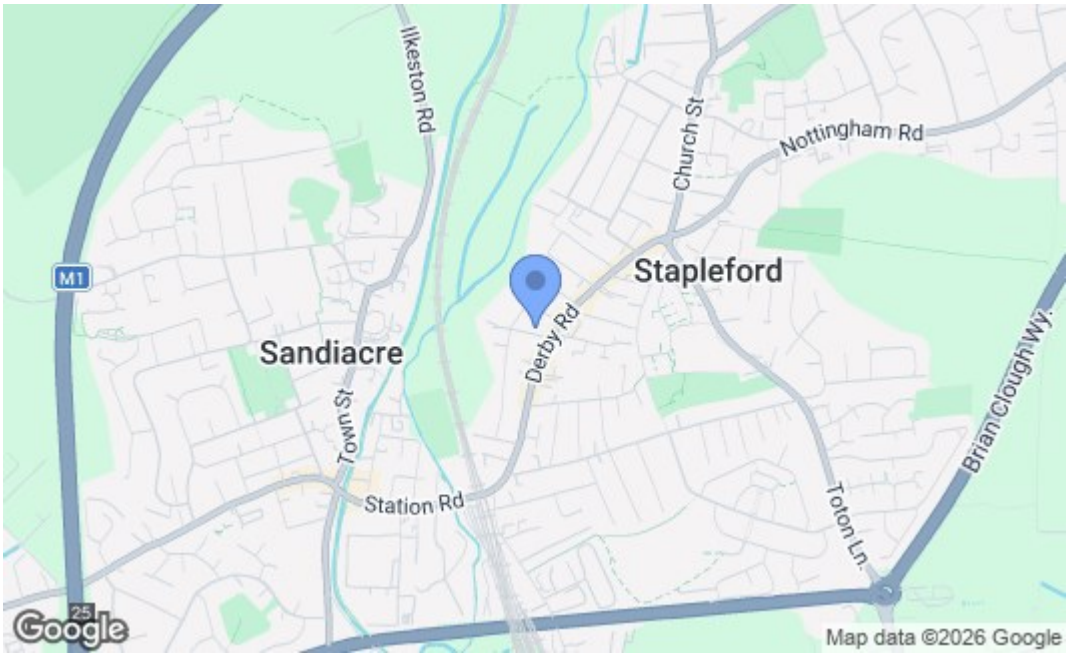


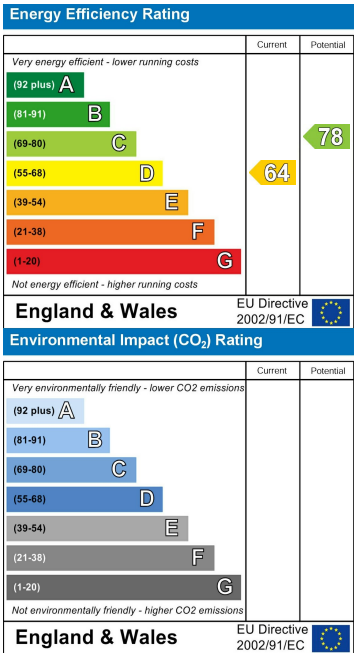












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.