Robert Ellis

look no further. . .







Skylark Rise
Stapleford, Nottingham NG9 8JR

A WESTERMAN HOMES 2020
CONSTRUCTED THREE BEDROOM SEMI
DETACHED HOUSE.

£269,995 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS 2020 WESTERMAN HOMES CONSTRUCTED THREE BEDROOM, TWO BATHROOM, THREE TOILET SEMI DETACHED HOUSE SITUATED IN THIS NOW ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, fitted kitchen and full width lounge/diner. The first floor landing provides access to three bedroom (the principal with en-suite) and family bathroom.

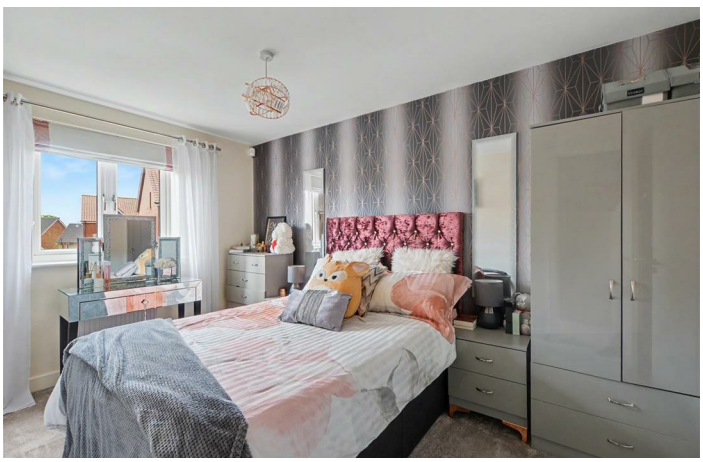
The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking to the side and a larger than average rear garden. There is a professionally fitted, app operated Hive system to the ground and first floor, as well as an app operated Ring alarm system which is a 10-piece alarm security kit with motion sensor and/or window/door alarms fitted to all rooms.

The property is located in this modern, now established residential location within close proximity to excellent nearby schooling for all ages, as well as nearby open space including Pit Lane, Ilkeston Road Recreation Ground and Bramcote Hills Park.

There is also easy access to nearby shops, services and amenities in Stapleford town centre, along side the nearby local Co-op situated at the top of Hickings Lane.

Good road networks are nearby including Ilkeston train station, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram station situated at Bardills roundabout.

With approximately four years still remaining on the NHBC warranty, the property offers peace of mind and would make an ideal first time buy or young family home and we highly recommend an internal viewing.





ENTRANCE HALL
13'10" x 7'10" (4.23 x 2.40)
Feature composite and double glazed front entrance door, staircase rising to the first floor with decorative wood spindle balustrade, radiator, decorative panelling and mouldings to dado height and doors to the WC, kitchen and lounge/diner.

GROUND FLOOR WC
7'0" x 3'6" (2.14 x 1.09)
Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap and tiled splashback . Double glazed window to the front, radiator, extractor fan, wall mounted consumer unit and bathroom cabinet.

KITCHEN
13'6" x 6'11" (4.13 x 2.12)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite-style roll top work surfaces incorporating a single sink and draining board with central swan-neck mixer tap. Fitted four ring gas hob with extractor over and oven beneath, integrated fridge and freezer, plumbing and space for washing machine, boiler cupboard housing the gas fired combination boiler (for central heating and hot water), decorative tiled splashbacks with a marble-style design, radiator and double glazed window to the front (with fitted blinds).

LOUNGE/DINER
15'10" x 15'1" (4.84 x 4.60)
uPVC double glazed French doors opening out onto the rear garden patio with full height double glazed windows to either side (with fitted blinds), two radiators, media points and useful understairs storage closet.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom. Useful storage closet, decorative wood spindle balustrade and loft access point to an insulated and lit loft space.

BEDROOM ONE
13'1" x 8'5" (4.01 x 2.57)
Double glazed window to the rear (with fitted blind), radiator and TV point. Door to en-suite.

EN-SUITE
8'1" x 3'3" (2.48 x 1.00)
Three piece suite comprising a separate tiled and enclosed shower cubicle with glass screen and shower door with mains shower, wash hand basin with mixer tap and push flush WC. Double glazed window to the side, partial tiling to the walls, radiator, extractor fan and wall mounted bathroom cabinet.

BEDROOM TWO
11'6" x 8'6" (3.51 x 2.61)
Double glazed window to the front, radiator and TV point.

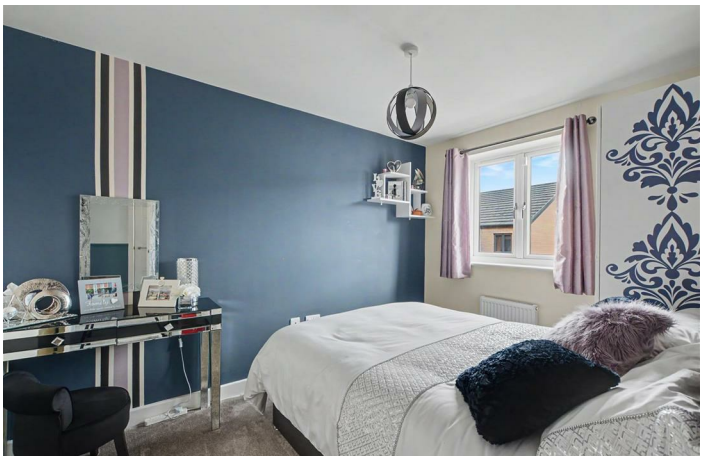
BEDROOM THREE
9'6" x 6'7" (2.90 x 2.01)
Double glazed window to the rear (with fitted blinds) and radiator.

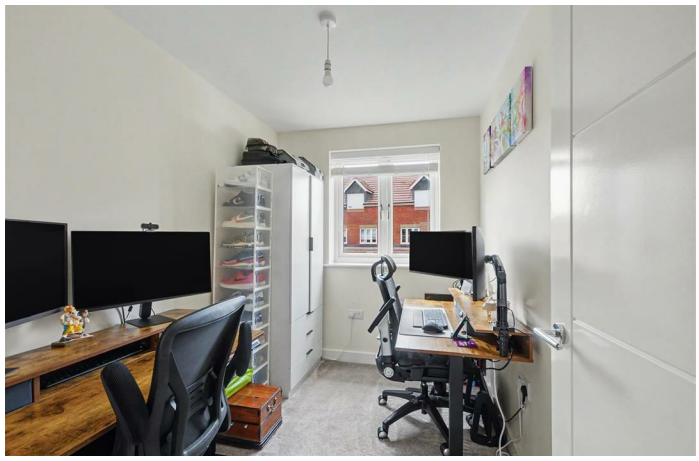
BATHROOM
7'2" x 6'6" (2.20 x 2.00)
Three piece suite comprising panel bath with curved edge glass shower screen, mixer tap and mains shower over, wash hand basin with mixer tap and push flush WC. Partial tiling to the walls, radiator, extractor fan and double glazed window to the front (with fitted blinds).

OUTSIDE
To the front of the property, there is a lawn with pathway providing access to the front entrance door, with lowered kerb entry point providing access to a side tarmac driveway providing off-street parking for two vehicles, with pedestrian gated access leading into the rear garden.

TO THE REAR
The rear garden is larger than average, enclosed by timber fencing consisting of a good size paved patio area (ideal for entertaining) with separate shaped, raised deck and garden lawn. Within the garden, there is an external water tap, power socking, lighting and pedestrian access leading back to the driveway. The garden shed is included with the sale.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and continue in the direction of Bramcote. At the top of Hickings Lane, turn left onto Ilkeston Road. Take a right hand turn onto Field Farm Way and right hand turn onto Skylark Rise, where the property can be found on the right hand side, identified by our For Sale board.



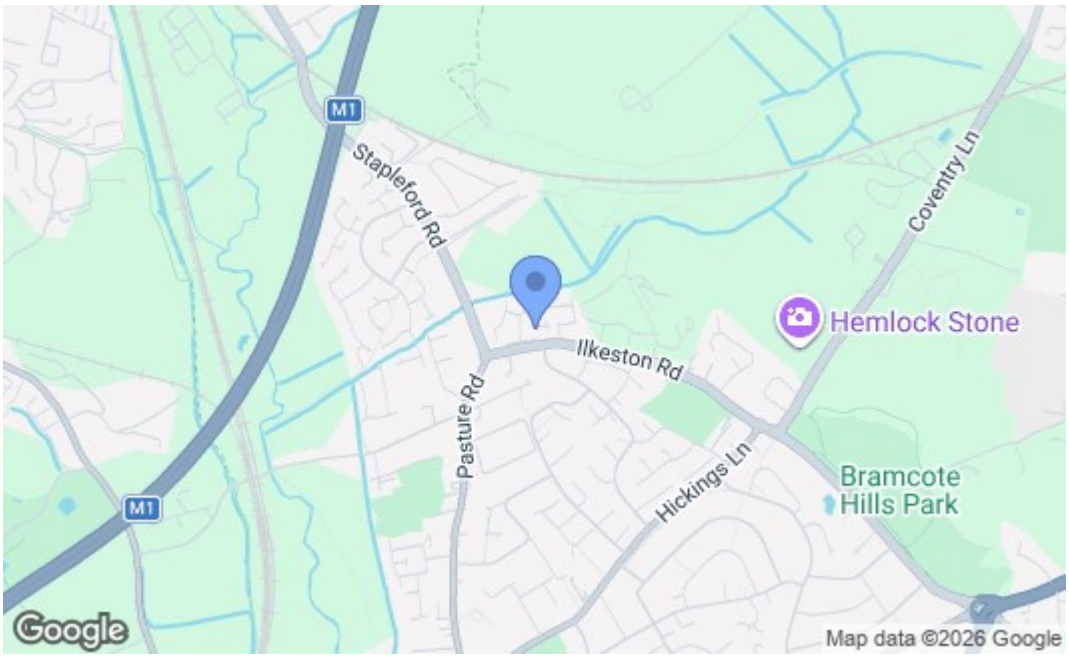


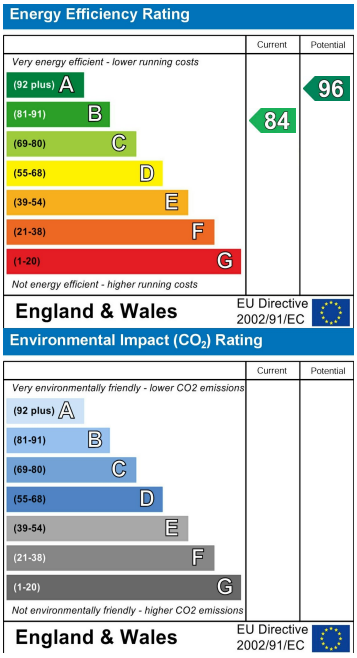












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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