



Melbourne Road
Stapleford, Nottingham NG9 8NE

SEMI DETACHED HOME WITH DRIVEWAY
FOR MULTIPLE VEHICLES AND SINGLE
GARAGE

£215,000 Freehold

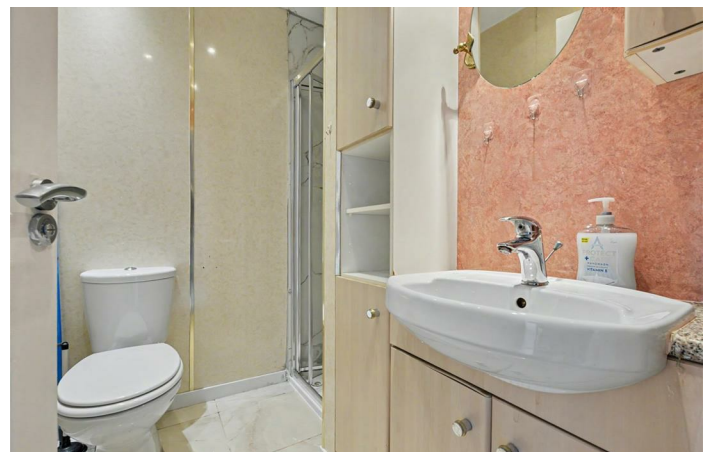


A PROPERTY THAT WILL APPEAL TO A VARIETY OF PURCHASERS INCLUDING FIRST TIME BUYERS AND UPSIZERS.

The entrance door opens into the inner hallway with door access to the cloakroom, kitchen and lounge diner. The lounge diner is a generous size with a large window to the front and stairs rising to the first floor. The kitchen has integral appliances and door opening to the conservatory. The conservatory has French doors leading to the rear garden.

The first floor landing leads to the three bedrooms and shower room. The property occupies a good sized plot with a low maintenance enclosed rear garden. To the front there is a double width driveway as well as a single garage with parking to the front.

The property is close to the local bus route, as well as good road networks giving access to the surrounding areas of Stapleford, Ilkeston and Beeston and the cities of Nottingham and Derby via the A52. There is also easy access to junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardill's roundabout.



Entrance Hall

UPVC panel and double glazed door, wood effect laminate flooring, doors to cloaks, living room and kitchen.

Cloaks/w.c.

5'5" x 3'2" approx (1.66m x 0.98m approx)

Two piece white suite comprising of a low flush w.c., wall mounted wash hand basin with tiled splashback, radiator, wall mounted extractor fan, laminate flooring.

Lounge/Diner

15'10" x 13'1" approx (4.83m x 3.99m approx)

UPVC double glazed windows to the front and side, two radiators, coving, wood effect laminate flooring, open stairs to the first floor, electric consumer unit.

Kitchen

8'7" x 12'4" approx (2.62m x 3.76m approx)

UPVC double glazed window overlooking the conservatory, UPVC panel and double glazed door into the conservatory, Shaker style wall, base and drawer units with laminate work surface over, tiled splashback, 1½ stainless steel sink and drainer with chrome mixer tap, integrated single electric oven, electric hob, stainless steel extractor over, space for a fridge freezer, plumbing and space for a washing machine and slim-line dishwasher, radiator, laminate flooring.

Conservatory

9'8" x 7'9" approx (2.95m x 2.37m approx)

Brick construction with UPVC double glazed windows and polycarbonate roof, French doors to the rear, radiator, wood effect laminate flooring, power, light and wall mounted electric heater.

First Floor Landing

Access hatch with pull down ladder to the fully boarded loft space, doors to:

Bedroom 1

13'0" x 9'0" approx (3.98m x 2.76m approx)

Double glazed window to the front, coving, ceiling spotlights, radiator, wood effect laminate flooring.

Bedroom 2

9'1" x 8'5" approx (2.77m x 2.58m approx)

Double glazed window to the rear, ceiling spotlights, coving, radiator, wood effect laminate flooring.

Bedroom 3

8'2" x 6'4" approx (2.51m x 1.95m approx)

Double glazed window to the rear, coving, radiator, wood effect laminate flooring.

Shower Room

5'11" x 6'0" max approx (1.82m x 1.84m max approx)

Three piece suite comprising of a low flush w.c., vanity wash hand basin, shower cubicle with mains shower with tiled splashbacks, aqua board splashbacks, tiled floor, heated towel rail.

Outside

Driveway to the front providing off road parking for multiple vehicles, lawned garden, gated access to the rear.

The tiered rear garden has a paved patio seating area, chipped area, decked steps leading to the garage.

Garage

Single garage found in a block with up and over door, personnel door to the rear garden and parking to the front.

Council Tax

Erewash Borough Council Band A

Agents Notes

There are AI generated photos on this property.

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – Vodafone, 02, Three, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

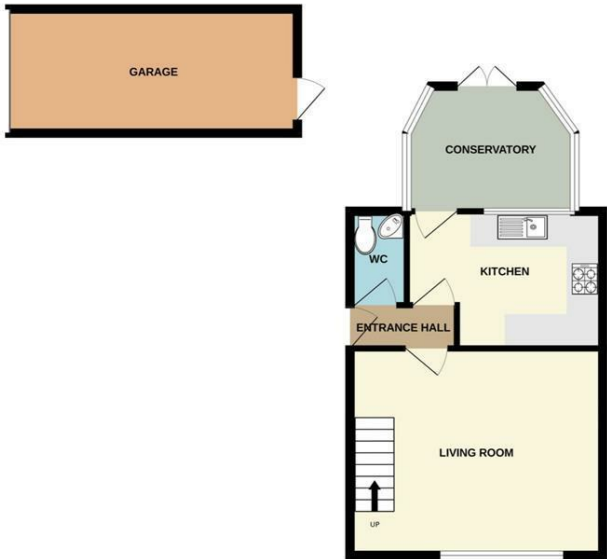
Any Legal Restrictions – No

Other Material Issues – No

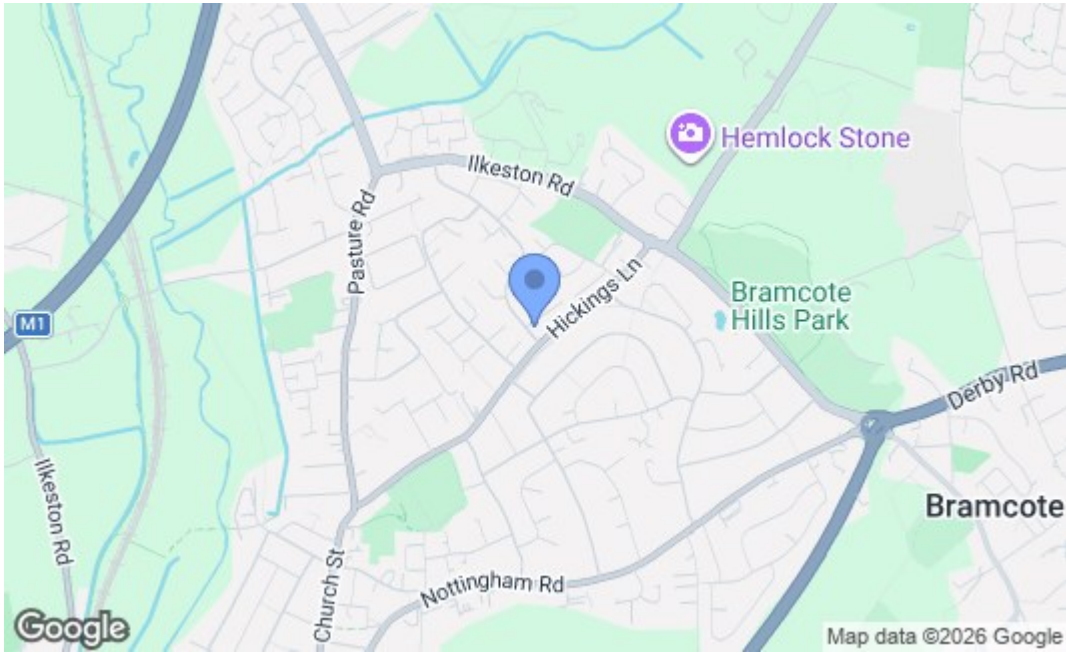




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(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.