





# 6a Baulk Lane

**A beautifully presented and spacious family home situated on an extremely private plot within the well-regarded west Nottinghamshire suburb of Stapleford.**

- A Substantial Detached Family Home
- Approx 2617sq.ft of Accommodation Over One Level
- Situated Within an Extremely Private Plot
- Dining Kitchen, 2 Sitting Rooms, Dining Room, Sunroom & Study
- Utility Room & Independent WC
- 4/5 Bedrooms, Family Bathroom & 2 En-suite Shower Rooms
- Detached Double Garage & Off-Street Parking
- Beautiful Gardens to All Sides
- **\*\*Annexe Potential\*\***

Originally constructed in 1986 and thoroughly enjoyed as a family home by its current occupiers since 2010, this property offers prospective purchasers the exciting opportunity to acquire a well-proportioned home with accommodation practically arranged over one floor – ideal for those seeking single storey living. With approximately 2617sq.ft across the main house and detached double garage block and around a quarter of an acre of established gardens wrapping around the home, this property is certain to impress and viewing comes highly recommended.

## THE ACCOMMODATION

Upon entering the home, you are immediately greeted by a spacious entrance hall that gives access to much of the principal accommodation which, in brief, comprises of: a substantial dining kitchen with a range of fitted units and integrated appliances, formal dining room with a sun room leading off, living room with bi-folding doors leading directly on to the terrace, sitting room with further bi-folding doors and an open fire, study/bedroom 5, 4 further bedrooms two of which have en-suite shower rooms, a beautifully appointed family bathroom, utility room and a separate WC. Of particular note, this home benefits from an additional access door to the front of the property meaning it offers excellent potential to create an independent annexe lending itself perfectly to multi-generational living or for older more independent children.











ROSIERES

SUCCON

Robin







#### GARDENS & GROUNDS

Externally, the property benefits from extremely private and secure gardens to all sides and is set back from the road by a long tarmac laid driveway. Upon reaching the end of the drive, you'll find a substantial free-standing parking area capable of accommodating a number of vehicles, and the detached double garage block – perfect for covered parking of for useful storage space. Lawns wrap around the remainder of the home with stocked borders, established shrubbery, several patios to enjoy and, uniquely, a former air raid shelter:

#### LOCATION

Stapleford is a popular and predominantly residential town west of Nottingham City centre which offers residents a charming area benefitting from a host of local conveniences, reputable schooling and excellent transport links to both Nottingham and Derby with the A52 Brian Clough Way right on its doorstep. More comprehensive amenities can be found in nearby Beeston town centre and Nottingham City centre is also within easy reach. For those seeking a home suitable for commuting, Beeston Railway Station (3 miles), East Midlands Parkway (11 miles) and Derby Railway Station (11.5 miles) all offer direct rail services to London St. Pancras.

#### DISTANCES

Nottingham City Centre 5 miles  
Derby City Centre 11 miles  
Beeston Railway Station 3 miles  
East Midlands Parkway Station 11 miles  
Derby Railway Station 11.5 miles  
Nottingham High School 5 miles  
Trent College 5 miles  
Queens Medical Centre 3.5 miles

#### TENURE

Freehold.

#### SERVICES

Mains gas, electricity, water and drainage are understood to be connected.





**6a Baulk Lane, Nottingham**  
**Approximate Gross Internal Area**  
**Main House = 205 sq.m/2207 sq.ft**  
**Garage = 38 sq.m/410 sq.ft**  
**Total = 243 sq.m/2617 sq.ft**

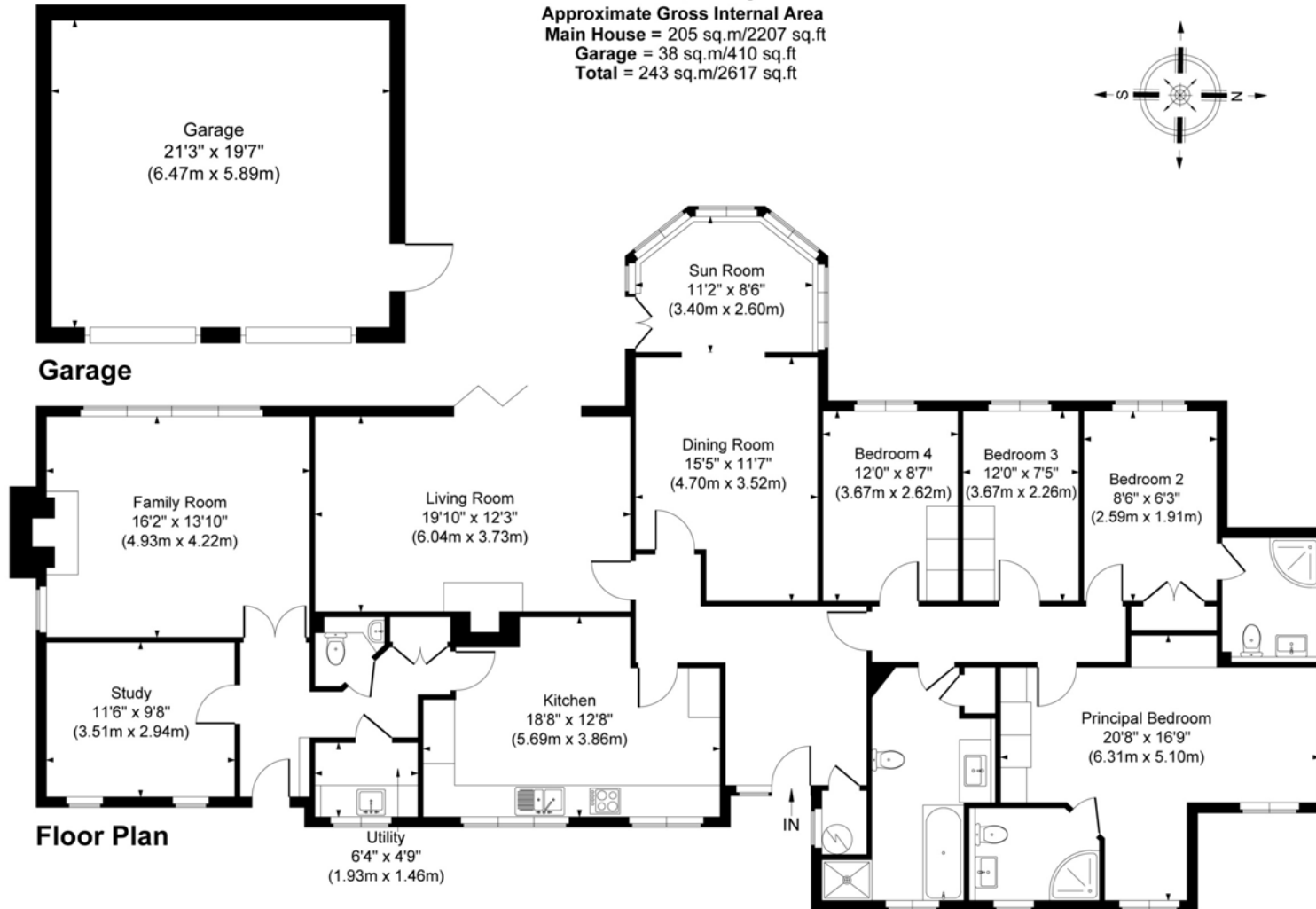
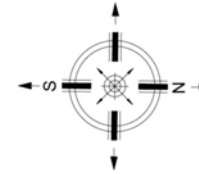


Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(39-54)	E	
(21-38)	F	
		76





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