

# HoldenCopley

PREPARE TO BE MOVED

Ilkeston Road, Stapleford, Nottinghamshire NG9 8JL

---

Offers Over £270,000



Ilkeston Road, Stapleford, Nottinghamshire NG9 8JL





## SEMI DETACHED HOUSE...

Welcome to this semi-detached home, ideally located just a short stroll from the tranquil Ilkeston Road Recreation Ground and within easy reach of the picturesque Bramcote Hills Park. This property is also conveniently close to local shops, schools, and a range of other amenities, making it perfect for a growing family. Upon entering, you are greeted by a hallway that leads to a spacious living room featuring a bay window and a feature fireplace. The fitted kitchen dining area is perfect for family meals and entertaining, with double French doors that opens out to the rear garden, allowing for seamless indoor-outdoor living. Upstairs, the first floor offers three well-proportioned bedrooms and a modern three-piece bathroom suite, providing comfortable living spaces for the entire family. Outside, the front of the property boasts a driveway and gated access to the rear. The generously-sized, enclosed rear garden is a true highlight, featuring a well-maintained lawn, a gravelled area ideal for outdoor seating, a practical shed for storage, and a fence-panelled boundary ensuring privacy and security.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen Diner
- Three Piece Bathroom Suite
- Off Street Parking
- Good-Sized Enclosed Rear Garden
- Close To Local Amenities
- Excellent Transport Links
- Must Be Viewed











## GROUND FLOOR

### Hall

6'5" x 16'9" (1.98m x 5.11m)

The hall has wood-effect flooring, carpeted stairs, a radiator, coving to the ceiling, recessed spotlights, and a solid wood-effect door providing access into the accommodation.

### Living Room

11'6" x 16'3" (3.53m x 4.97m)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, a TV point, a recessed chimney breast alcove, a tiled hearth and solid wood mantelpiece, a dado rail, coving to the ceiling, a ceiling rose, and carpeted flooring.

### Kitchen Diner

13'8" x 18'4" (4.17m x 5.59m)

The kitchen diner has a range of fitted base and wall units with solid wood worktops, a composite sink and half with a swan neck mixer tap and drainer, space for a range cooker, extractor fan, space for a fridge freezer, space and plumbing for a dishwasher, space for a dining table, recessed spotlights, a vertical radiator, coving to the ceiling, a feature fireplace with a decorative surround, tiled splashback, tiled and wood-effect flooring, a UPVC double glazed window to the rear elevation, and double French doors opening out to the rear garden.

## FIRST FLOOR

### landing

9'2" x 7'4" (2.80m x 2.26m)

The landing has a UPVC double glazed window to the side elevation, coving to the ceiling, carpeted flooring, access into the partially boarded loft with lighting via a pull down ladder, and access to the first floor accommodation.

### Bedroom One

14'10" x 11'1" (4.54m x 3.40m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, a fitted double wardrobe, a wrought iron feature fireplace, a picture rail, coving to the ceiling, a ceiling rose, and wood-effect flooring.

### Bedroom Two

11'4" x 10'6" (3.47m x 3.21m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes, a wrought iron feature fireplace, coving to the ceiling, and wood-effect flooring.

### Bedroom Three

6'5" x 7'0" (1.97m x 2.15m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, and wood-effect flooring.

### Bathroom

7'5" x 7'2" (2.27m x 2.20m)

The bathroom has two UPVC double glazed windows to the rear elevation, a low level flush W/C, a wall-mounted wash basin, a walk-in shower enclosure with a wall-mounted shower fixture, coving to the ceiling, recessed spotlights, a column radiator, and wood-effect flooring.

## OUTSIDE

### Front

To the front of the property is a driveway, and gated access to the rear garden.

### Rear

To the rear of the property is a good-sized enclosed garden, with lawn, a gravelled area, a shed, fence panelled boundary, and gated access.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

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

## DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

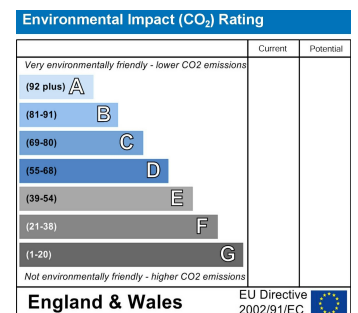
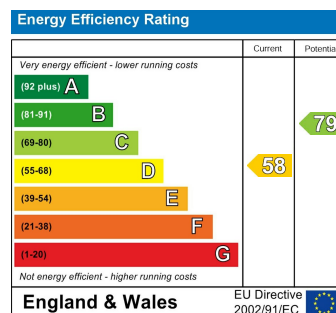
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.







FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk