

HoldenCopley

PREPARE TO BE MOVED

Derby Road, Stapleford, Nottinghamshire NG9 7AZ

Offers Over £240,000

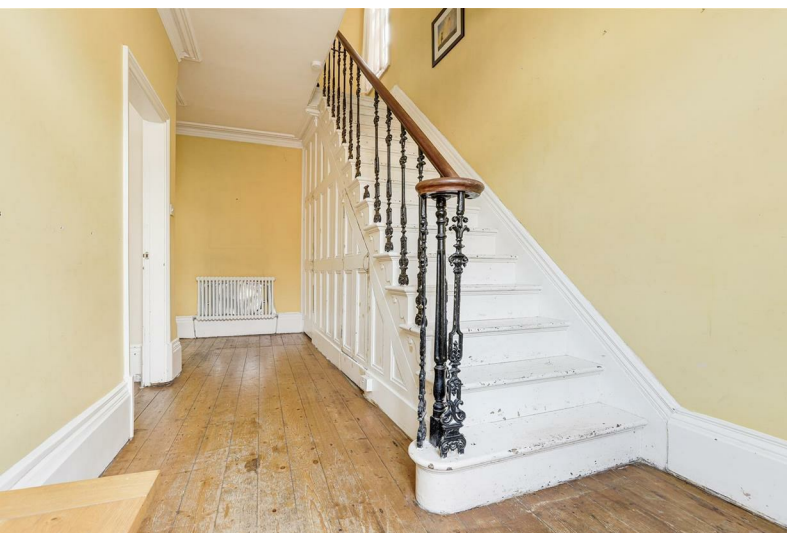
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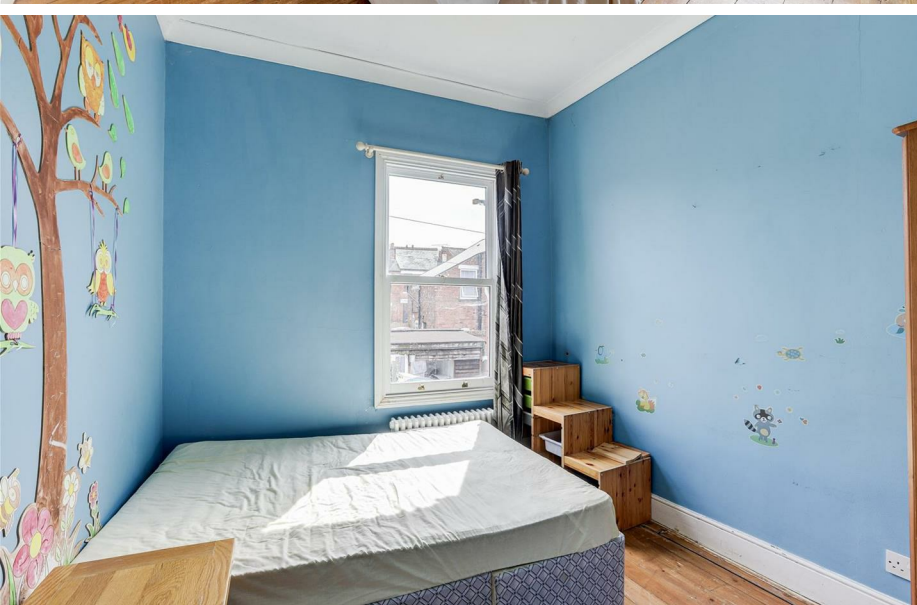


BURSTING WITH CHARACTER...

This three-bedroom Victorian detached house is brimming with original features that exude charm and character. The property showcases beautifully preserved wooden flooring, traditional sash windows, and intricate coving that add a touch of sophistication to each room. Situated in Stapleford, it offers easy access to the A52, making commuting a breeze, while being close to local amenities and excellent school catchments. The ground floor welcomes you with a spacious entrance hall, a W/C, and a bay-fronted living room complete with a cosy fireplace. The heart of the home is the fitted kitchen, which seamlessly opens into a dining room bathed in natural light from bi-folding doors that lead out to the garden. There is also access to the cellar, for additional storage space. Upstairs, the first floor accommodates three generous double bedrooms, each thoughtfully designed, and a well-appointed bathroom suite. Outside, the rear of the property boasts a generous-sized garden, featuring patio areas ideal for outdoor entertaining and relaxation, making it a perfect family home with ample space for various lifestyles.

MUST BE VIEWED





- Victorian Detached House
- Three Double Bedrooms
- Open Plan Kitchen Diner
- Spacious Living Room
- Ground Floor W/C
- Cellar
- Three-Piece Bathroom Suite
- Original Features Throughout
- Generous-Sized Garden
- Popular Location





GROUND FLOOR

Entrance Hall

19'9"× 10'2" (max) (6.04× 3.10m (max))

The entrance hall has wooden flooring, a wooden staircase with decorative iron spindles, a column radiator, coving to the ceiling, access to the cellar, and a single door with glass inserts providing access into the accommodation.

Living Room

15'5" × 13'6" (max) (4.71m × 4.14m (max))

The living room has a sliding sash bay window to the front elevation, wooden flooring, a TV point, coving to the ceiling, a ceiling rose, a period style cast-iron fireplace, and a column radiator.

Kitchen/Diner

21'9" × 16'6" (max) (6.63m × 5.04m (max))

The open plan kitchen diner has a range of fitted shaker-style base and wall units with wooden worktops and a breakfast bar, a Belfast sink with a period-style mixer tap, space for a range cooker with an extractor fan, space and plumbing for a washing machine and a dishwasher, space for a tumble-dryer, space for a fridge freezer, space for a dining table, partially tiled and wooden flooring, tiled splashback, coving to the ceiling, a sliding sash window to the rear elevation, and wooden bi-folding doors opening out to the rear garden.

W/C

6'11" × 2'9" (2.12m × 0.86m)

This space has a low level dual flush W/C, a wash basin, a wall-mounted boiler, partially tiled walls, wood-effect flooring, and an extractor fan.

BASEMENT LEVEL

Cellar

FIRST FLOOR

Landing

12'2" × 9'3" (max) (3.73m × 2.84m (max))

The landing has a sliding sash window to the side elevation, coving to the ceiling, wooden flooring, an airing cupboard, and provides access to the first floor accommodation.

Bedroom One

15'7" × 13'5" (max) (4.77m × 4.10m (max))

The first bedroom has a sliding sash bay window to the front elevation, coving to the ceiling, wooden flooring, a radiator, and an in-built wardrobe.

Bedroom Two

13'0" × 12'0" (max) (3.98m × 3.66m (max))

The second bedroom has two sliding sash windows to the rear elevation, wooden flooring, coving to the ceiling, a column radiator, and an in-built wardrobe.

Bedroom Three

9'6" × 9'2" (2.90m × 2.80m)

The third bedroom has a sliding sash window to the rear elevation, wooden flooring, coving to the ceiling, and a column radiator.

Bathroom

8'4" × 7'2" (2.55m × 2.20m)

The bathroom has a low level flush W/C, a period-style wash basin, a panelled bath with an overhead shower and a glass shower screen, a column radiator, tiled flooring, partially tiled walls, coving to the ceiling, an extractor fan, and a sliding sash obscure window to the front elevation.

OUTSIDE

Front

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

Rear

To the rear of the property is a private enclosed garden with patio areas, an extensive lawn, a range of plants and shrubs, a shed, and brick boundary walls.

ADDITIONAL INFORMATION

- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1000 Mbps download/ 220 Mbps upload
- Phone Signal – Mostly good coverage 4G & 5G
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk Area - Very low risk for rivers & sea / High risk for surface water
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

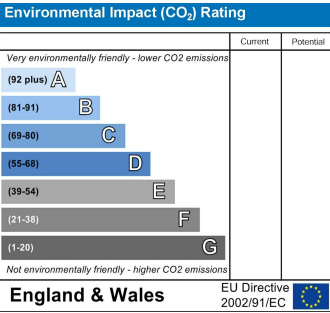
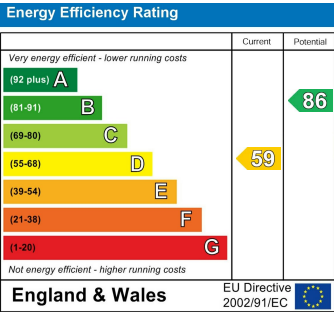
Council Tax Band Rating - Broxtowe Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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.
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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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