

HoldenCopley

PREPARE TO BE MOVED

Park Street, Stapleford, Nottinghamshire NG9 8EU

Offers Over £260,000

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A HOME RENOVATED WITH LOVE AND STYLE...

This charming three-bedroom semi-detached house is bursting with character and has been lovingly renovated throughout, creating a stylish, move-in-ready home that's perfect for first-time buyers or families wanting to settle straight in. Tucked away within a quiet area of Stapleford, you'll enjoy a peaceful setting while being just moments from local shops, good schools, and excellent transport links for easy commuting. Internally, the welcoming entrance hall leads to a cosy living room with a beautiful feature fireplace — the ideal spot to unwind on an evening. The dining room flows effortlessly into the modern fitted kitchen, complete with a breakfast bar, integrated appliances, striking terrazzo worktops, and a separate utility room for added practicality. Clever bespoke storage has been thoughtfully designed throughout, helping to keep everything neat and tidy. Upstairs, there are two generous double bedrooms and a good-sized single bedroom, all finished with the same stylish presentation. The contemporary three-piece bathroom suite is perfect for busy mornings, and there's even access to a fully boarded loft, providing extra storage space when you need it. Outside, you'll find a lovely, low-maintenance south-facing garden, designed for relaxing and entertaining alike. Multiple seating areas include a bespoke decked space, an artificial lawn for year-round greenery, plus a metal shed and bike shed for practical storage. On-street parking is available to the front. The current owners have invested in new windows to the rear, a brand new boiler and roof within the last two years, so all the hard work has been done. Simply move in and enjoy!

MUST BE VIEWED





- Semi-Detached House
- Fully Renovated Throughout
- Three Bedrooms
- Two Reception Rooms
- Stylish Fitted Kitchen & Separate Utility Room
- Three-Piece Bathroom Suite
- Boarded Loft For Additional Storage
- Recently Replaced Boiler & Roof
- Low Maintenance, South-Facing Garden
- Quiet, Residential Location





GROUND FLOOR

Entrance Hall

13'0" x 3'6" (3.97m x 1.08m)

The entrance hall has tiled flooring, a dado rail, a school radiator, coving to the ceiling, a decorative ceiling arch, wooden stairs with a carpet runner, and a single composite door providing access into the accommodation.

Living Room

14'9" x 12'7" (4.51m x 3.84m)

The living room has a UPVC double-glazed bay window with bespoke fitted shutters to the front elevation, wooden flooring, panelled feature walls, coving to the ceiling, a ceiling rose, storage in the alcove, a TV point, and a feature fireplace with a cast iron open fire, a decorative mantelpiece and a tiled hearth.

Dining Room

13'4" x 12'10" (4.07m x 3.92m)

The dining room has parquet-style laminate flooring, a UPVC double-glazed window to the side elevation, fitted storage in the alcoves, a panelled feature wall, a TV point, a school radiator, and double French doors opening out to the rear garden. Additionally, there is open access into the breakfast kitchen.

Breakfast Kitchen

12'9" x 9'0" (3.89m x 2.75m)

The kitchen has a range of fitted base and wall units with terrazzo worktops, splashback and breakfast bar, an undermount sink and a half with a monobloc kitchen tap and draining grooves, an integrated oven, an integrated combination microwave oven, an electric hob with an extractor fan, an integrated dishwasher, space for an American-style fridge freezer, recessed spotlights, parquet-style laminate flooring, a vertical radiator, a UPVC double-glazed window to the side elevation, and open access into the utility room.

Utility Room

7'3" x 6'5" (2.22m x 1.96m)

The utility room has a fitted base unit with a terrazzo worktop, an undermount sink with a monobloc kitchen tap, space and plumbing for a washing machine, space for a tumble-dryer, a wall-mounted boiler, fitted floor-to-ceiling cabinets, a vertical radiator, laminate flooring, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

13'1" x 5'10" (3.99m x 1.79m)

The landing has carpeted flooring, a dado rail, a HIVE heating smart thermostat, a radiator, coving to the ceiling, and provides access to the first floor accommodation. Additionally, there is access to the boarded loft via a drop-down ladder.

Bedroom One

16'6" x 12'4" (5.03m x 3.76m)

The first bedroom has two UPVC double-glazed windows with bespoke fitted shutters to the front elevation, carpeted flooring, a vertical radiator, and coving to the ceiling.

Bedroom Two

13'6" x 8'11" (4.14m x 2.73m)

The second bedroom has two UPVC double-glazed windows to the rear elevation, carpeted flooring, and a school radiator.

Bedroom Three

10'7" x 7'3" (3.24m x 2.22m)

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, and coving to the ceiling.

Bathroom

10'6" x 5'2" (3.22m x 1.58m)

The bathroom has a low level flush WC, a traditional vanity unit with a wash basin, a panelled bath with a dual rainfall shower head, a school radiator, tiled flooring, partially tiled walls, coving to the ceiling, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is on-street parking and side gated access to the rear.

Rear

To the rear of the property is a private enclosed south-facing garden with a block-paved patio area, an artificial lawn, two outdoor taps, a range of decorative plants and shrubs, decking with a bespoke seating area, a metal shed, a wooden shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank –
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

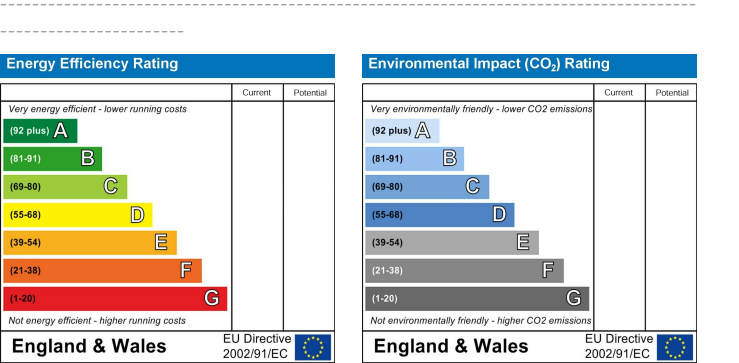
Council Tax Band Rating - Broxtowe Borough Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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