



Derby Road  
Stapleford, Nottingham NG9 7AZ

**Guide Price £220,000 Freehold**

A SUBSTANTIAL PERIOD BAY FRONTED  
THREE BEDROOM DETACHED HOUSE  
WITH THE MAJOR BENEFIT OF HAVING  
DRIVEWAY & PARKING TO THE REAR.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH NO UPWARD CHAIN THIS PERIOD BAY FRONTED TARDIS-LIKE THREE BEDROOM DETACHED HOUSE SITUATED WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE WITH THE MAJOR BENEFIT OF HAVING A DRIVEWAY AND PARKING TO THE REAR.

With accommodation over two floors, the ground floor comprises entrance hall with staircase rising to the first floor with access to a dual compartment cellar from the understairs cupboard, bay fronted living room, dining room, kitchen and conservatory. The first floor landing then provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, generous garden space to the rear and a gated driveway accessed from St James' Terrace.

The property is situated within walking distance of the shops and services in Stapleford town centre. There is also easy access to excellent nearby schooling for all ages. For those needing to commute, there are good transport links nearby such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus at Bardills roundabout.

Although requiring a degree of modernisation and improvement in places, we believe the property would make an ideal family home. We highly recommend an internal viewing.



## ENTRANCE HALL

16'11" x 7'10" (5.18 x 2.40)

Panel and glazed front entrance door, decorative coving, radiator, dado rail, staircase rising to the first floor with decorative open spindle balustrade, useful understairs storage cupboard which houses the gas fired combination boiler (for central heating and hot water purposes), lighting, shelving and access to a dual compartment cellar space. Doors to both reception rooms and kitchen.

## LIVING ROOM

16'3" x 13'2" (4.96 x 4.03)

Double glazed bay window to the front overlooking Springfield Mill, radiator, picture rail, decorative coving and ceiling rose, media points, feature Adam-style fire surround with tiled insert and hearth.

## DINING ROOM

14'0" x 12'5" (4.28 x 3.80)

Double glazed French doors overlooking the rear garden with double glazed window above, radiator, dado rail, decorative coving, central chimney breast with exposed brickwork and shelving above, useful double storage cupboard.

## KITCHEN

9'8" x 8'7" (2.97 x 2.62)

The kitchen comprises a matching range of fitted base and wall storage cupboards with granite work surfaces with inset one and a half bowl sink unit with draining board and mixer tap. Space for cooker and plumbing/space for under-counter kitchen appliances, fitted extractor canopy, tiled splashbacks, radiator, picture rail, beamed ceiling, double glazed window to the rear, uPVC panel and double glazed door to the conservatory.

## CONSERVATORY

9'9" x 8'6" (2.98 x 2.61)

Brick and double glazed construction with radiator, tiled floor, fitted blinds, part wall panelling.

## FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Decorative open spindle balustrade, picture rail, double glazed window to the side.

## BEDROOM ONE

13'6" x 12'5" (4.13 x 3.80)

Double glazed window to the rear overlooking the rear garden, radiator, coving, decorative ceiling rose, spotlights.

## BEDROOM TWO

13'3" x 13'2" (4.06 x 4.02)

Double glazed windows to the front (with fitted blinds) overlooking Springfield Mill, radiator, coving, central chimney breast with decorative fireplace and tiled hearth.

## BEDROOM THREE

9'8" x 8'7" (2.96 x 2.63)

Double glazed window to the rear overlooking the rear garden, radiator, decorative fireplace with tiled hearth, coving and fitted full height storage cupboard.

## BATHROOM

9'6" x 9'0" (2.92 x 2.76)

Three piece suite comprising corner bath with bath seat, Victorian style mixer tap and handheld shower attachment with foldaway shower screen, low flush WC, wash hand basin. Fully tiled walls, radiator, coving, double glazed window to the front (with half fitted blind), spotlights, loft access point via a pulldown loft ladder.

## OUTSIDE

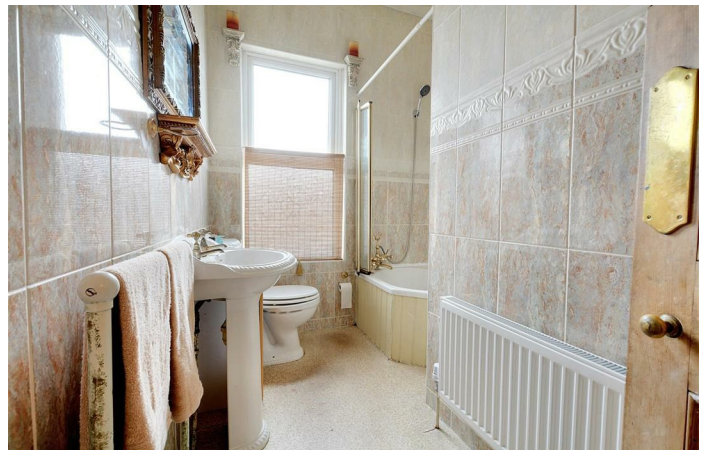
To the front of the property there is a dwarf brick boundary wall with decorative coping stones and pedestrian wrought iron gate with access to the front entrance door. Pedestrian gated access leading down the left hand side of the property to the rear garden.

## TO THE REAR

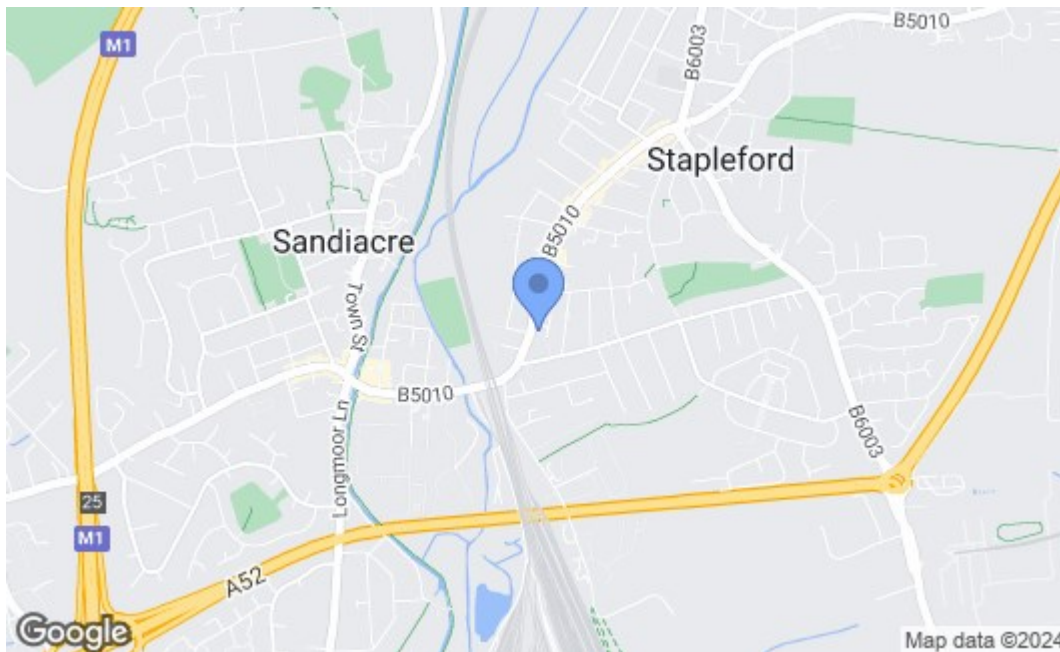
The rear garden is of a good overall proportion with an initial paved patio area leading onto a first section split lawn with central pathway providing access to the second part of the garden which has a base for a greenhouse or storage shed with secondary lawn area. Steps then rise up to the top part of the garden which offers a large secure gated driveway providing off-street parking accessed via St James' Street and Terrace to the rear. The rear garden is surrounded by planted bushes and shrubbery offering privacy and screening with decorative rockery style wall and pedestrian gated access back to the front.

## DIRECTIONAL NOTE

From our Stapleford Branch, proceed along Derby Road in the direction of Sandiacre where the property can be found on the left hand side, identified by our For Sale board.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.