

Westerlands
Stapleford, Nottingham NG9 7JE

£335,000 Freehold

A THREE BEDROOM DETACHED HOUSE
SITUATED IN THIS POPULAR RESIDENTIAL
LOCATION OFFERED FOR SALE WITH NO
UPWARD CHAIN.



OFFERED FOR SALE WITH NO UPWARD CHAIN, ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET FOR THE FIRST TIME SINCE EARLY 1980'S THIS THREE BEDROOM DETACHED FAMILY HOUSE POSITIONED IN THIS SOUGHT AFTER RESIDENTIAL CATCHMENT LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, living room, dining room, kitchen, side lobby, utility and access to the garage. The first floor landing provides access to three bedrooms, bathroom and separate WC.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, garage and enclosed garden to the rear.

The property is located favourably within easy reach of excellent nearby schooling for all ages such as Fairfield and George Spencer. There is also easy access to great transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

Also accessible within easy reach is the Morrisons Convenience Store/Petrol Station situated on Toton Lane and a further array of shops, services and amenities in Stapleford town centre.

We believe the property would make an ideal family home due to the proximity of schooling and transport links to commute. We highly recommend an internal viewing.



ENTRANCE HALL

11'10" x 6'8" (3.62 x 2.04)

Central uPVC panel and double glazed front entrance door with full height double glazed windows to either side of the door, staircase rising to the first floor with decorative wood spindle balustrade, laminate flooring, radiator. Doors to living room and kitchen.

LIVING ROOM

14'2" x 12'2" (4.33 x 3.73)

Georgian-style double glazed bow window to the front (with fitted blinds), radiator, coving, dado rail, wall light points, media points, central chimney breast with central feature fireplace incorporating coal effect fire, Georgian-style double doors then lead back through to the dining room. A further door into the hallway.

DINING ROOM

12'0" x 9'9" (3.67 x 2.98)

Double glazed window to the rear overlooking the rear garden, radiator, coving, Georgian-style double doors leading through to the living room.

KITCHEN

11'5" x 9'6" (3.49 x 2.90)

Equipped with a matching range of fitted base and wall storage cupboards with marble effect roll top work surfaces incorporating single sink and draining board with central mixer tap, matching marble effect upstands, fitted four ring hob with extractor over and oven beneath, integrated dishwasher, plumbing for washing machine, cupboard with space for fridge/freezer, boiler cupboard housing the 'Worcester Bosch' gas fired combination boiler (for central heating and hot water purposes), tiled floor, radiator, corner display shelving, double glazed window to the rear (with fitted roller blind), useful understairs storage pantry with shelving, panel and glazed door to the side lobby.

SIDE LOBBY

6'0" x 3'5" (1.83 x 1.05)

Panel and glazed exit door to outside, personal access door to the garage, sliding door to the utility area.

UTILITY AREA

6'2" x 4'5" (1.90 x 1.37)

Power and lighting points, space for kitchen appliances. general storage space.

FIRST FLOOR LANDING

Double glazed window to the side (with fitted Roman blind), decorative wood spindle balustrade with contrasting tops. Doors to all bedrooms, bathroom and separate WC. Loft access to a half boarded and insulated loft space.

BEDROOM ONE

12'7" x 11'1" (3.84 x 3.38)

Double glazed window to the front, radiator, coving.

BEDROOM TWO

12'0" x 11'2" (3.68 x 3.42)

Double glazed window to the rear (with fitted blinds), radiator, coving.

BEDROOM THREE

9'7" x 8'0" (2.93 x 2.45)

Double glazed window to the front (with fitted blinds), radiator.

BATHROOM

7'11" x 5'4" (2.43 x 1.64)

Two piece suite comprising tiled-in bath with glass shower screen and electric shower, wash hand basin with mixer tap with storage cupboards and display shelving beneath, double glazed window to the rear, fully tiled walls, radiator, wall mounted bathroom mirror, extractor fan, storage cupboard with shelving.

SEPARATE WC

5'3" x 2'9" (1.62 x 0.85)

Housing a low flush WC, double glazed window to the side.

OUTSIDE

To the front of the property there is a lowered kerb entry point to a block paved side by side driveway providing off-street parking. This then provides access to the garage and front entrance door. The front garden is designed for ease of maintenance being predominantly stoned with contrasting slate chippings and a range of bushes and shrubs. Pedestrian access then leads to the rear garden.

TO THE REAR

The rear garden is enclosed by timber fencing to the boundary lines with concrete posts and gravel boards, designed for straightforward maintenance being predominantly paved and stoned, making an ideal sitting area for entertaining with contrasting plum slate decorative chippings and an array of mature bushes and shrubbery. There is an external water tap and lighting point and useful garden shed.

GARAGE

17'5" x 8'5" (5.33 x 2.57)

Recently replaced garage roof, up and over door to the front, window to the side, power and lighting points, gas and electricity meters.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield School. Heading in the direction of Bardills roundabout, take a left hand turn onto Westerlands and the property can be found a little way along on the left hand side, identified by our For Sale board.

COUNCIL TAX

Broxtowe Borough Council Band C.

Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available - Virgin Fibre

Sewage – Mains supply

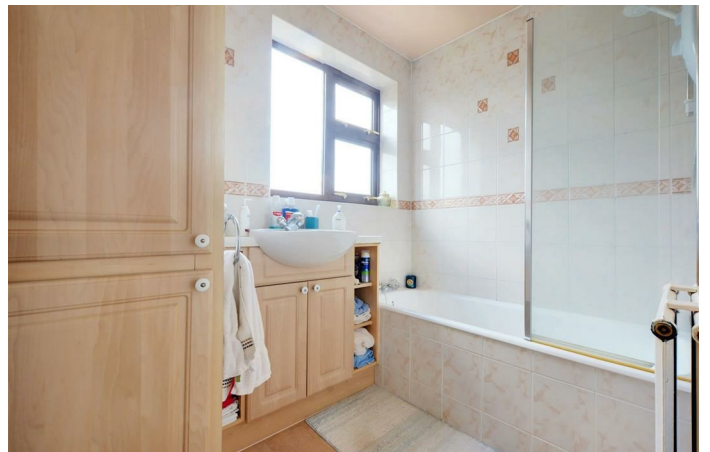
Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Very Low Risk

Flood Defences – No

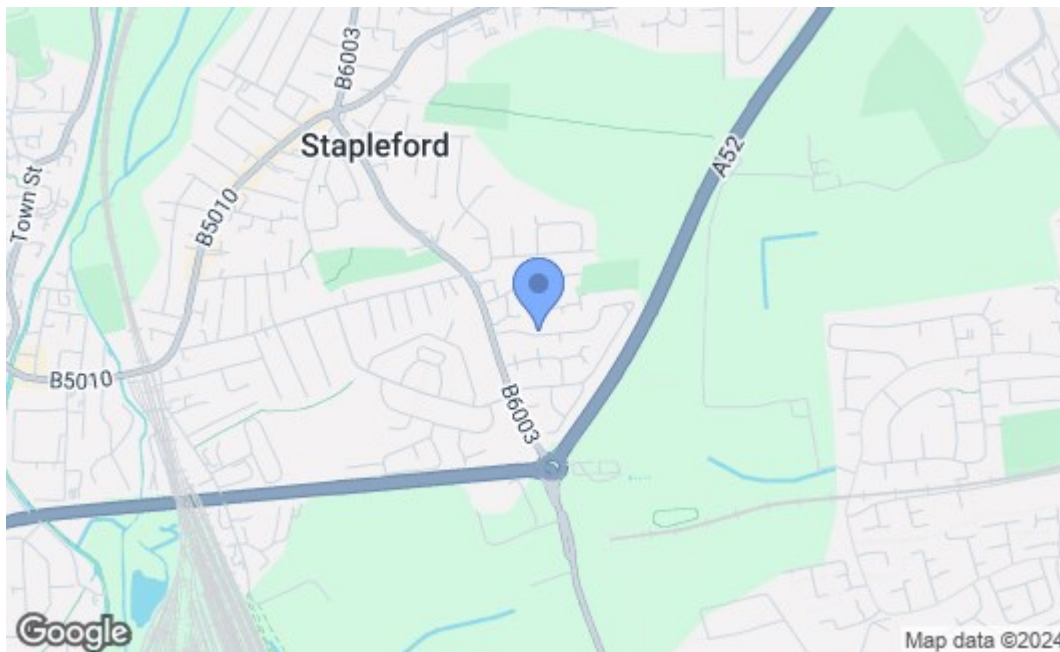
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	82
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.