



**Skylark Rise**  
**Stapleford, Nottingham NG9 8JR**

A MODERN THREE BEDROOM SEMI  
DETACHED HOUSE.

**Offers Over £279,000 Freehold**



We are pleased to offer for sale this modern and surprisingly spacious three bedroom semi detached house.

Built in 2020 by Westermans Homes towards the end of the 1st phase of Fields Farm.

This energy efficient home benefits from the remainder of an NHBC build warranty and comes to the market in a ready to move into condition.

Features of this property include an en-suite shower room to the master bedroom, fitted kitchen with integrated appliances and generous living room which has French doors opening to the rear garden.

The property benefits from two parking spaces, a courtyard and an attractively landscaped, contemporary rear garden with patio and area to artificial lawn.

Situated on the outskirts of Stapleford, close to Bramcote and offering good local amenities and open space within walking distance. For those looking to commute, the A52 is a few minutes drive away and this gives direct access to Beeston, Nottingham University, QMC, Nottingham city centre, as well as Junction 25 of the M1 motorway and Derby to the West.

This property is ideal for professional couples and young families, as well as first time buyers. An internal viewing is highly recommended.



## ENTRANCE HALL

Composite double glazed front entrance door, radiator, stairs to the first floor.

## CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin, low flush WC.

## KITCHEN

12'9" x 6'11" (3.89 x 2.13)

Incorporating a range of fitted wall, base and drawer units, contrasting work surfacing, inset stainless steel sink unit with single drainer. Built-in appliances including electric oven, gas hob and extractor hood over. Integrated fridge/freezer. Pluming for washing machine, concealed space and plumbing for dishwasher. Cupboard housing gas combination boiler (for central heating and hot water). Radiator, double glazed window to the front.

## LIVING ROOM

15'1" x 15'1" (4.62 x 4.62)

Having a useful large walk-in understairs store cupboard, radiator, double glazed windows and French doors opening to the rear garden.

## FIRST FLOOR LANDING

Linen cupboard, radiator.

## BEDROOM ONE

12'10" x 8'3" (3.93 x 2.53)

Radiator, double glazed window to the rear. Door to en-suite.

## EN-SUITE

Incorporating a three piece suite comprising wash hand basin, low flush WC and shower cubicle with thermostatically controlled shower. Partially tiled walls, radiator, double glazed window.

## BEDROOM TWO

11'6" x 8'3" (3.52 x 2.52)

Radiator, double glazed window to the rear.

## BEDROOM THREE

9'4" x 6'6" (2.85 x 2)

Radiator, double glazed window to the front.

## BATHROOM

Incorporating a three piece suite comprising wash hand basin, low flush WC and bath. Partially tiled walls, radiator, double glazed window.

## OUTSIDE

To the front, the property is accessed from a pedestrianised walkway and has a small open plan front garden. The rear gardens are attractively landscaped with patio, artificial lawn and raised railway sleeper-style planters. There is a pathway leading to a lower garden section providing an ideal bin store and pedestrian gate leading to a rear courtyard where the property benefits from two designated car parking bays.

## COUNCIL TAX

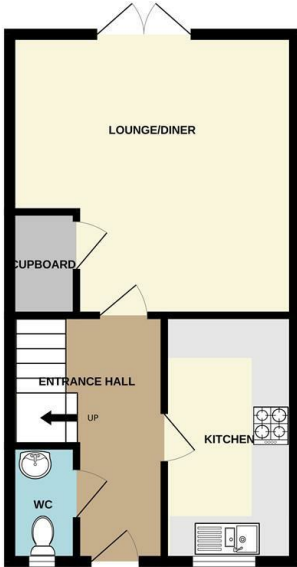
Broxtowe Borough Council Band C.

## SERVICE CHARGE

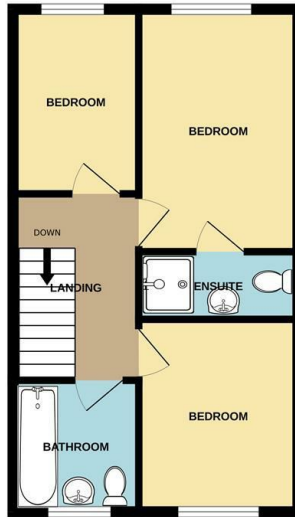
We understand there is a service charge of £203.57 Per Annum as a contribution to the maintenance of the courtyard car park to the rear.



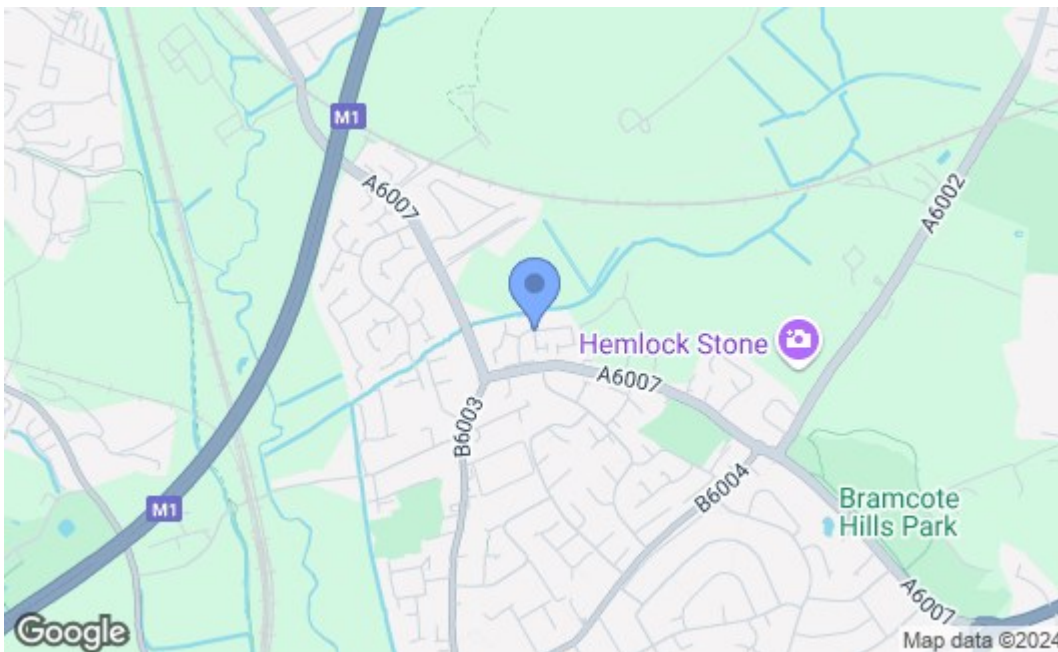
GROUND FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(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	

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