



St. James Street
Stapleford, Nottingham NG9 7BA

£250,000 Freehold

A THREE BEDROOM DETACHED HOUSE.



Behind this traditional period facade lies a modern and contemporary family home.

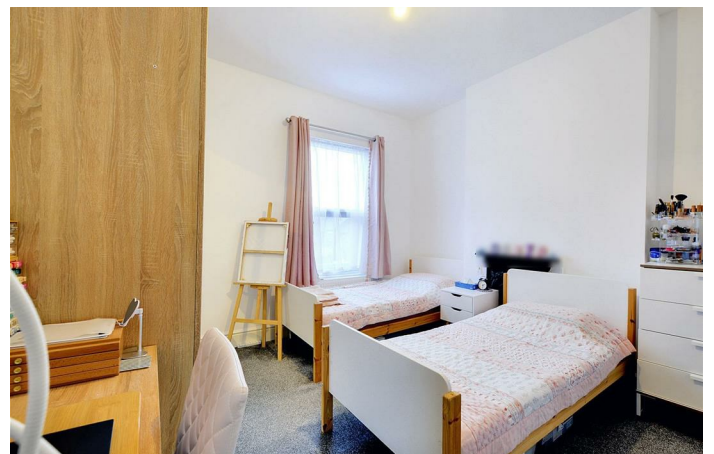
This late Victorian three bedroom detached house was modernised and improved in 2022 and comes to the market in a ready to move into condition with NO UPWARD CHAIN.

Features of the property include two well proportioned reception rooms, a modern fitted kitchen with shaker-style units, the principal bedroom has an en-suite shower room and there is a useful utility room.

The property is double glazed and has gas fired central heating served from a combination boiler and has fenced-in rear gardens with patio and lawn.

The property is situated on a residential street just off the main high street in Stapleford where a variety of shops and facilities can be found, as well as a regular bus service linking Nottingham and Derby via Beeston and Queens Medical Centre. For those looking to commute further afield, the A52 for Nottingham, Derby, Junction 25 of the M1 motorway and the park and ride for the Nottingham tram is approximately half a mile away.

The property will suit families as well as professional couples looking for space to work from home and an internal viewing is recommended.



LIVING ROOM

11'8" x 12'0" (3.57 x 3.66)

Feature cast iron fireplace, radiator, double glazed window and door to the front. Door to dining room.

DINING ROOM

11'8" x 12'1" (3.57 x 3.7)

Radiator, double glazed window to the front, door to small hallway with stairs to the first floor.

OPEN LOBBY

Door to utility room, door to store and open to kitchen.

KITCHEN

11'9" x 9'4" (3.60 x 2.87)

Incorporating a range of modern shaker-style fitted wall, base and drawer units with square edge work surfacing and inset one and half bowl stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Space for American-style fridge/freezer. Door to cellar, double glazed window and door to the rear.

UTILITY/CLOAK WC

11'7" x 3'10" (3.55 x 1.17)

A useful room which combines a utility room with cloaks WC and comprises wash hand basin, low flush WC, plumbing for washing machine, radiator, cupboard housing gas combination boiler (for central heating and hot water).

CELLAR

Accessed from the kitchen and comprises two compartments.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

12'0" x 11'9" (3.68 x 3.6)

Ornate cast iron fireplace, radiator, double glazed window to the front. Door to en-suite.

EN-SUITE

Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush WC, walk-in shower cubicle with thermostatically controlled shower. Heated towel rail.

BEDROOM TWO

12'0" x 11'9" (3.68 x 3.6)

Useful overstairs store cupboard, radiator, double glazed window to the front.

BEDROOM THREE

9'5" reducing to 6'5" x 7'11" (2.88 reducing to 1.97 x 2.42)

Radiator, double glazed window to the side.

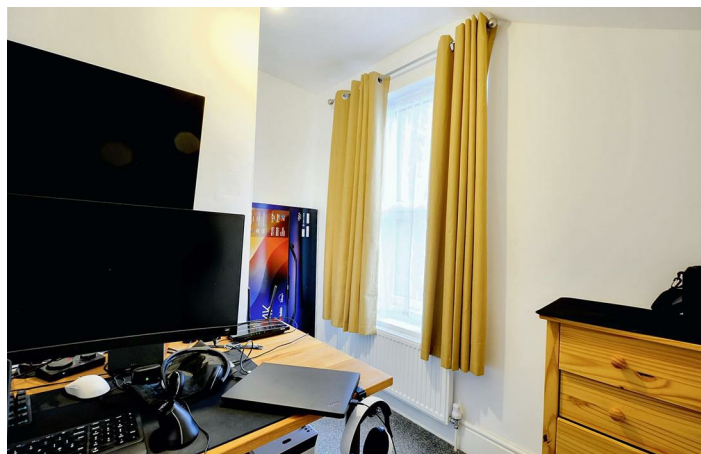
BATHROOM

9'4" x 6'10" (2.86 x 2.10)

Three piece suite comprising wash hand basin with vanity unit, low flush WC, bath with mixer shower over. Partially tiled walls, heated towel rail, double glazed window.

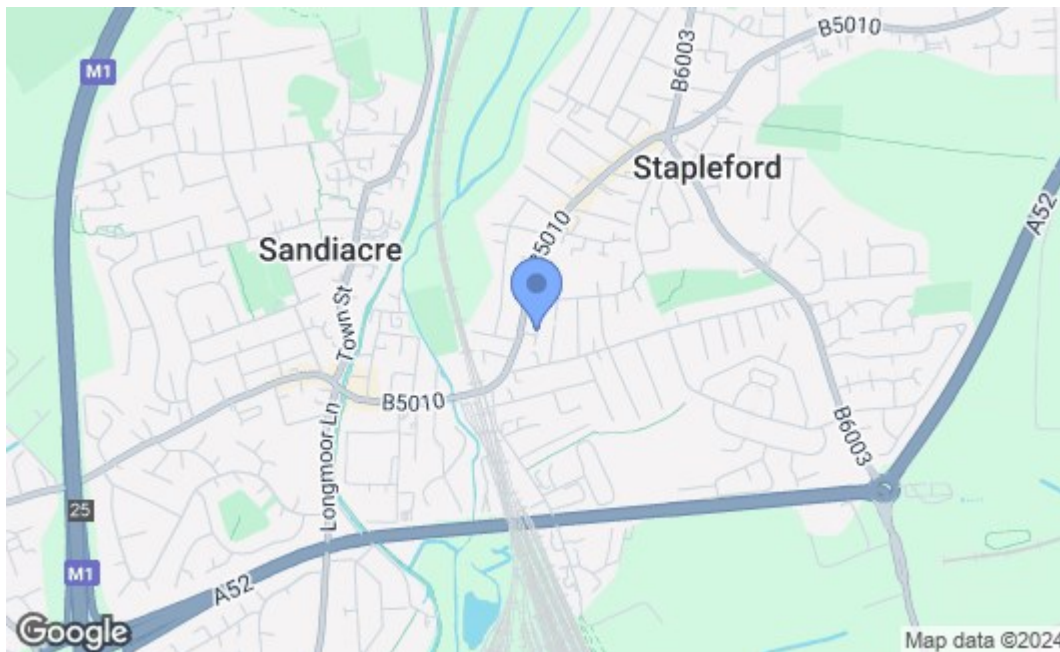
OUTSIDE

The property is situated on a corner plot and fronts the pavement. There is an enclosed rear garden with small patio area. The remainder of the garden is laid to lawn.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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