



Ilkeston Road
Stapleford, Nottingham NG9 8JL

AN EXTENDED THREE BEDROOM BAY
FRONTED MID 1930'S DETACHED FAMILY
HOME.

£330,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTENDED BAY FRONTED THREE BEDROOM MID 1930'S DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION OVERLOOKING LOCAL PLAYING FIELDS TO THE FRONT.

With accommodation over two floors, the ground floor comprises entrance hallway leading to the left ground floor study and shower room, and to the right hand side of the hallway there is a spacious living/dining room with feature bay window to the front and useful understairs storage cupboard leading through to a full width breakfast kitchen with additional useful storage pantry. The first floor landing then provides access to three bedrooms.

Other benefits to the property include gas fired central heating from a combination boiler, off-street parking to both the front and rear with a detached garage situated at the end of a generously long rear garden.

The property sits favourably within close proximity of excellent nearby schooling for all ages. There is also easy access to good nearby transport links, such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is easy access to the shops, services and amenities in the town centre, as well as the local Co-operative food store and Ilkeston Road Recreation Ground and Bramcote Hills Park are only a short walk away.

We believe the property will make an ideal family home and we highly recommend an internal viewing.



ENTRANCE HALL

3'11" x 3'10" (1.21 x 1.19)

Composite and double glazed front entrance door, staircase rising to the first floor, access through to the living room and study space. Alarm control panel.

STUDY

7'7" x 4'3" (2.33 x 1.30)

Double glazed window to the front (with fitted blinds), radiator, telephone point. Door to shower room.

SHOWER ROOM

11'5" x 7'11" (3.48 x 2.42)

Three piece suite comprising walk-in tiled shower cubicle with electric shower, push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Chrome ladder radiator, extractor fan, tiled floor, double glazed window to the rear (with fitted blinds), built-in double cupboard with matching overhead storage space with shelving.

DINING AREA

14'3" x 13'8" (4.36 x 4.19)

Double glazed bay window to the front, media points, useful understairs storage cupboard, laminate flooring, radiator, opening through to the room space.

LIVING ROOM

13'7" x 10'9" (4.16 x 3.30)

Laminate flooring, radiator, media points, Georgian-style panel and glazed door to the kitchen.

KITCHEN

15'2" x 9'6" (4.64 x 2.91)

Equipped with a matching range of fitted base and wall storage cupboards and drawers with roll top work surfaces incorporating single sink and drainer with central mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, integrated fridge and freezer, built-in wine rack, display corner shelving, plumbing for washing machine and slimline dishwasher, double glazed window to the rear (with fitted blinds) overlooking the rear garden, composite and double glazed side exit door to outside, useful understairs storage cupboard/pantry.

FIRST FLOOR LANDING

Double glazed window to the side (with fitted blinds), doors to all three bedrooms. Loft access point.

BEDROOM ONE

15'8" x 14'2" (4.80 x 4.33)

Double glazed bay window to the front making the most of the views over the adjacent playing field, additional double glazed window to the front, fitted bedroom furniture to either side of the bed space, radiator, plug sockets with in-built USB charging points.

BEDROOM TWO

8'5" x 7'8" (2.57 x 2.36)

Double glazed window to the rear overlooking the rear garden, fitted bedroom furniture including wardrobes and overhead storage cupboards, radiator.

BEDROOM THREE

Double glazed window to the rear overlooking the rear garden, radiator, plug sockets with in-built USB charging points.

OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking to the front with decorative edged borders housing a variety of mature bushes and shrubbery. There is a side pedestrian gate providing access from the pavement side along Mayfield Drive into the rear garden.

TO THE REAR

The rear garden is of a good size with a "crazy paved" patio area (ideal for entertaining which then leads onto a curved and shaped pathway providing access to the foot of the plot. Either side of the pathway there are shaped lawns with planted borders also housing a variety of mature bushes, shrubs, trees and plants. The garden is screened by timber fencing with concrete posts and gravel boards to one boundary line and hedgerows to the other side. Within the garden there is an external water tap and lighting point.

REAR DRIVEWAY

The rear driveway has double wrought iron security gates providing off-street parking to the rear accessed from Mayfield Drive. There is then access from the driveway into the rear garden.

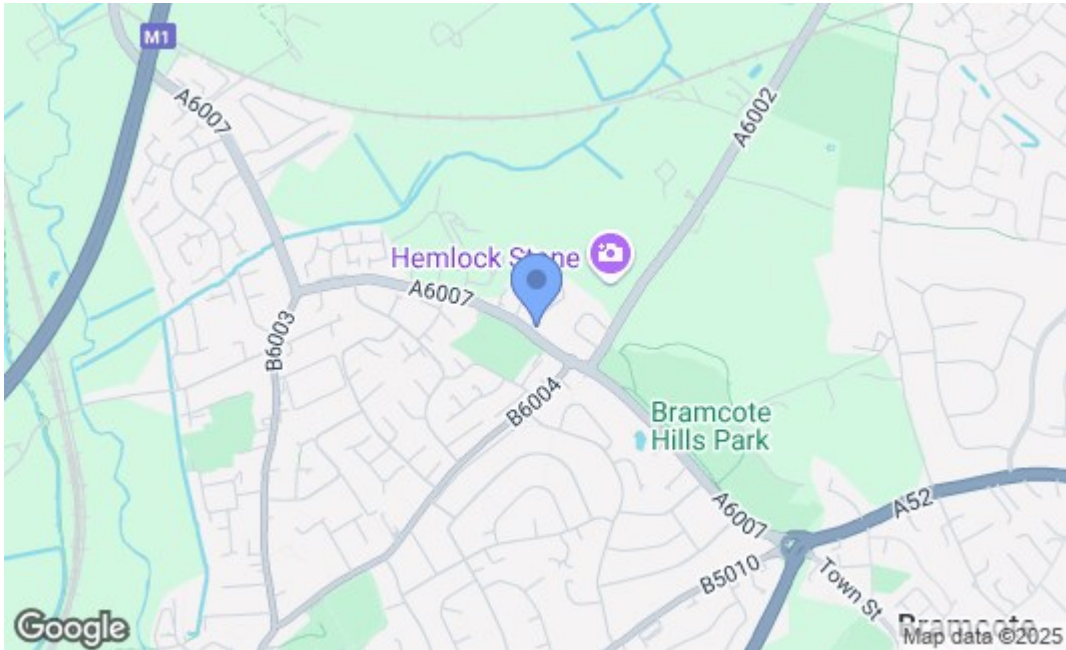
DETACHED GARAGE

Accessed from Mayfield Drive, the garage has an up and over door to the front.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and proceed past the entrance to the park and continue in the direction of Bramcote Park. At the mini island, take a left turn onto Ilkeston Road and the property can be found on the right hand side, identified by our For Sale board on the corner of Mayfield Drive.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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.