



Halls Road
Stapleford, Nottingham NG9 7FQ

£250,000 Freehold

A TRADITIONAL THREE BEDROOM, TWO RECEPTION ROOM DETACHED FAMILY HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN



Robert Ellis are pleased to bring to the market this centrally located traditional three double bedroom, two reception room detached family house being brought to the market with the added benefit of no upward chain.

With accommodation over two floors comprising of an entrance hall, staircase rising to the first floor and feature tiled flooring, doors then lead through to two separate reception rooms, living room at the front, dining room to the centre, double doors then lead to a full width breakfast kitchen to the ground floor. The first floor landing then provides access to three double bedrooms and a three piece bathroom suite.

Other benefits to the property include gas central heating from combi boiler, double glazing throughout, off street parking and generous enclosed garden space to the rear.

As previously mentioned the property is located within this central position within walking distance of the shops, services and amenities within Stapleford town centre, there is also easy access to a vast array of popular schooling such as William Lilley, Fairfield and George Spencer academy trust.

There is also easy access for those needing to commute via the A52 for Nottingham and Derby, the M1 J25 motorway and the Nottingham electric tram terminus situated at Bardill's roundabout.

We believe the property itself would make an ideal first time buy or family home and we would therefore highly recommend an internal viewing.



Entrance Hall

7'4" x 2'10" approx (2.24m x 0.88m approx)

UPVC panel and double glazed front entrance door, double glazed window to the side, tiled flooring, turning staircase rising to the first floor and doors leading to:

Lounge

11'11" x 11'7" approx (3.64m x 3.54m approx)

Two double glazed windows to the front with individually hung fitted blinds, media points, wall light points, radiator, meter cupboard box, feature Adam style fire surround with marble insert and hearth housing a coal effect fire, decorative coving and ceiling rose.

Dining Room

12'4" x 11'10" approx (3.76m x 3.61m approx)

Double glazed window to the side, radiator, laminate flooring, useful understairs storage cupboard and double doors to:

Breakfast Kitchen

15'5" x 8'8" approx (4.7m x 2.66m approx)

The kitchen comprises a recently re-fitted range of base and wall storage cupboards and drawers with granite effect roll edged work surfaces incorporating counter level single sink and drainer with central swan neck mixer tap, decorative tiled splashbacks, fitted counter level four ring gas hob with extractor over, in-built waist height level oven, boiler cupboard housing the gas central heating combination boiler, space for a full height fridge freezer, plumbing for a washing machine, matching breakfast bar with decorative tiled splashbacks, laminate flooring, double glazed window to the rear and Georgian style UPVC panelled and double glazed exit door leading out to the rear garden with matching Georgian style window to the side of the door.

First Floor Landing

Double glazed window to the side, decorative wood spindle balustrade, doors to all bedrooms and bathroom and useful storage cupboard.

Bedroom 1

11'9" x 11'8" approx (3.6m x 3.58m approx)

Two double glazed windows to the front, both with individually fitted blinds, radiator and TV point.



Bedroom 2

12'9" x 9'8" approx (3.89m x 2.96m approx)

Double glazed window to the rear with fitted blinds, radiator, laminate flooring and loft access point with pull down loft ladder.

Bedroom 3

9'6" x 8'1" approx (2.91m x 2.48m approx)

Double glazed window to the side with fitted blinds and radiator.

Bathroom

8'11" x 7'10" approx (2.73m x 2.4m approx)

Three piece suite comprising bath with Victorian style mains ran shower over, wash hand basin and low flush w.c. Part panelling and tiling to the walls, double glazed window to the rear, radiator, feature tiled floor and storage cupboard.

Outside

To the front of the property there is a lowered curb entry point providing access to a driveway which leads down the right hand side of the property providing off street parking. To the front is a dwarf brick boundary wall, paved frontage and planted beds providing a variety of bushes and shrubbery.

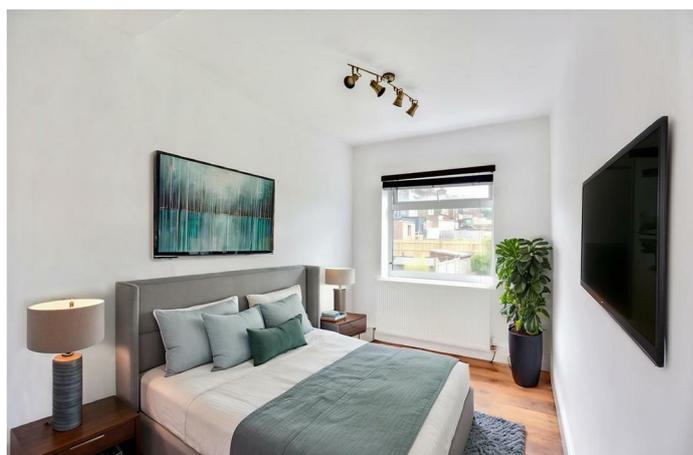
The rear garden is of a generous proportion, being enclosed by brick wall and timber fencing to the boundary lines offering a good size paved patio seating area, ideal for entertaining leading onto a garden lawn with timber storage shed situated at the foot of the plot. Pedestrian access onto the drive and back round to the front.

Directions

From our Stapleford branch on Derby Road proceed along Derby Road as if heading in the direction of Sandiacre before taking an eventual left hand turn onto Halls Road. Continue along and just prior to the infant and nursery school the property can be found on the right hand side identified by our for sale board.

AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		52	
(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.