



**Dalton Close  
Stapleford, Nottingham NG9 7FB**

A THREE BEDROOM DETACHED FAMILY  
HOUSE POSITIONED IN THIS RESIDENTIAL  
CUL DE SAC LOCATION.

**£275,000 Freehold**





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOUSE POSITIONED IN THIS RESIDENTIAL CUL DE SAC OF ONLY FIVE PROPERTIES IN THIS SOUGHT-AFTER CATCHMENT AREA.

With accommodation over two floors, the ground floor comprises entrance hall, front to back dual aspect lounge/diner and kitchen. The first floor landing provides access to three bedrooms and a shower room.

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

The property is located within this popular and sought-after catchment area within close proximity of excellent nearby schooling for all ages, such as William Lilley, Fairfield and George Spencer Academy Trust situated just a short walk from the property.

There is also easy access to the shops and services in Stapleford town centre. For those needing to commute, there are great transport links nearby, such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and Nottingham electric tram terminus situated at Bardills roundabout.

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



### ENTRANCE HALL

13'5" x 6'0" (4.10 x 1.83)

Composite and double glazed front entrance door with double glazed panel windows to either side of the door, staircase rising to the first floor with decorative wood spindle balustrade, radiator, doors leading through to the kitchen and lounge/diner.

### THROUGH LOUNGE/DINER

24'6" x 11'10" (7.49 x 3.62)

Split into two halves with living area to the front and dining area to the rear. The front comprises double glazed window with radiator underneath the windowsill, media points and feature fire surround with decorative marble insert, hearth and shelving. The living area then opens out to the dining area with ample space for dining table and chairs, additional radiator, double glazed French doors opening out to the rear garden with full height double glazed windows surrounding the doors.

### KITCHEN

10'2" x 7'11" (3.12 x 2.42)

Comprising a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating one and a half bowl sink unit with single drainer and central swan-neck mixer tap. Fitted four ring induction hob with extractor canopy over, plumbing for washing machine, built-in eye level double oven and integrated fridge/freezer, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), tiled splashbacks around the double glazed window to the rear windowsill, useful understairs storage pantry and double glazed side exit door leading through to the car port.

### FIRST FLOOR LANDING

Double glazed window to the side, decorative wood spindle balustrade, doors to all bedrooms and shower room, loft access point with pulldown loft ladders to a partially boarded, lit and insulated loft space.

### BEDROOM ONE

13'0" x 11'7" (3.98 x 3.54)

Double glazed window to the front, radiator.

### BEDROOM TWO

11'6" x 10'0" (3.51 x 3.06)

Double glazed window to the rear overlooking the garden space, radiator.

### BEDROOM THREE

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

Double glazed window to the rear overlooking the garden, radiator.

### SHOWER ROOM

7'1" x 6'2" (2.17 x 1.90)

Modern three piece suite comprising walk-in tiled shower cubicle with dual attachment mains shower and sliding glass screen/door, wash hand basin with mixer tap and storage cupboard and cabinets beneath, push flush WC. Fully tiled walls, tile effect flooring, wall mounted bathroom cabinet, double glazed window to the front, chrome ladder towel radiator.

### OUTSIDE

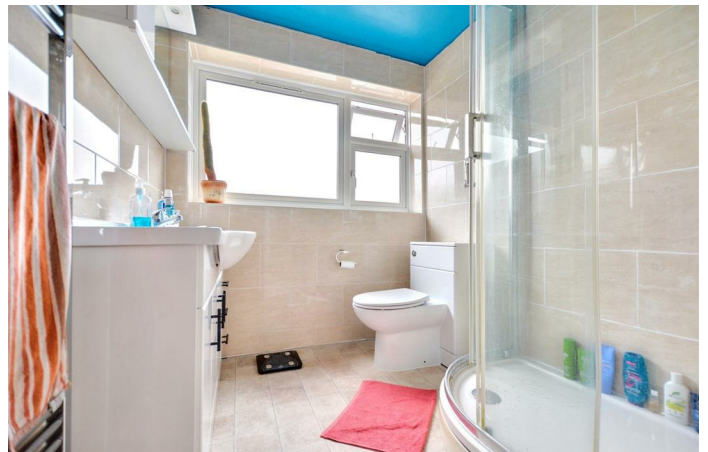
To the front there is a lowered kerb entry point to a driveway which leads down the left hand side of the property providing off-street parking to a covered car port with pedestrian access then leading into the rear garden. The front garden is also designed for straight forward maintenance being predominantly gravel with chipped bark decorative borders, rockery housing a variety of bushes and shrubbery.

### TO THE REAR

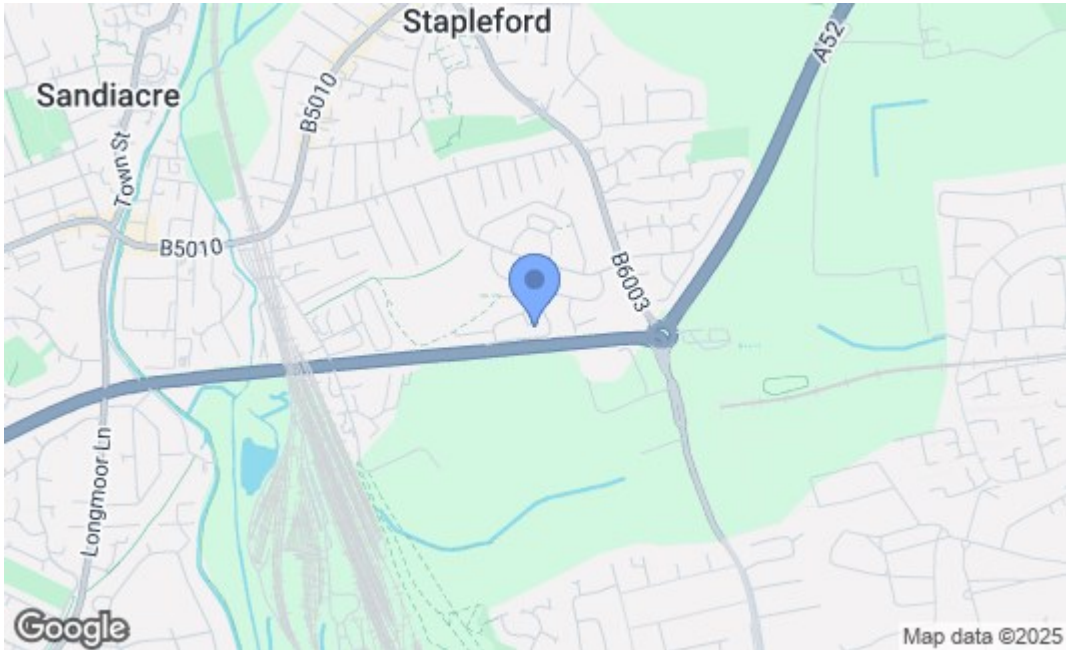
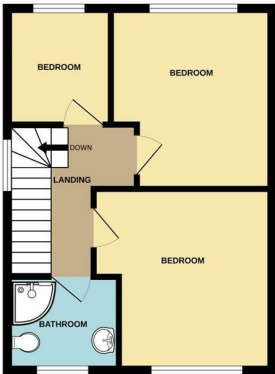
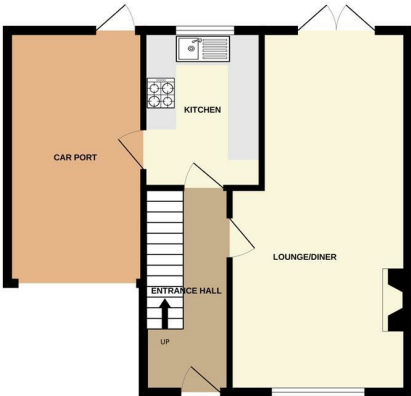
The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary line and offers a variety of different seating and entertaining sections with a raised deck initially accessed via the patio doors from the lounge/diner, a paved seating area with adjoining timber storage and garden sheds with a central lawn section and planted borders housing a variety of bushes and shrubbery. Within the garden there is an external water tap and lighting point down the side of the property. Leading down the left hand side of the property, there is a covered car port providing the off-street parking spaces.

### DIRECTIONS

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, continue towards Bardills roundabout. Take a right hand turn onto New Eaton Road and first left onto Wellspring Dale. Follow the bend in the road to the right and take a second left hand turn onto Silverdale. Take a right hand turn onto Arnside and then take a left turn into the cul de sac of Dalton Close. The property can be found at the head of the cul de sac on the left hand side, identified by our For Sale board.







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		
England & Wales 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		
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.