



Gregory Close
Stapleford, Nottingham NG9 8PW

A THREE BEDROOM END TERRACED
HOUSE

£225,000 Freehold



Situated in the corner of a small cul de sac with off-street parking to the front and larger than expected rear gardens, is this three bedroom end terraced house.

This surprisingly spacious property is ideal for growing families and packs a lot into the space. Features include a generous living room which opens through to a conservatory, there is a modern and contemporary fitted kitchen with built-in appliances and a useful utility closet.

The property also benefits from gas fired central heating served from a combination boiler, double glazed windows, recently replaced soffits, fascias and guttering. There is a boarded loft space and a useful attached covered walkway with storage.

The generous rear garden is ideal for growing families and has an attractive decked area, raised lawn and useful garden shed.

Situated in this established residential suburb in Stapleford, offering good access to local amenities, including schools for all ages, open space and parks, and the recently opened Hickings Lane Sports and Community Hub. For those looking to commute, the A52 is a short drive away which gives direct access to Nottingham, Derby and Junction 25 of the M1 motorway, as well as Beeston.

A truly deceptive property which can only be appreciated upon internal inspection.



ENTRANCE HALL

Double glazed window and composite front entrance door, stairs to the first floor.

LIVING ROOM

16'0" x 11'9" (4.9 x 3.6)

Decorative fireplace with Adam-style surround, radiator, double glazed window to the front. Door to kitchen and French doors leading to the conservatory.

CONSERVATORY

13'1" x 11'0" (4 x 3.36)

Radiator, French doors opening to the rear garden.

KITCHEN

12'4" x 12'2" (3.77 x 3.72)

Incorporating a modern and contemporary range of fitted wall, base and drawer units, with acrylic square edge worktops and a large inset stainless steel sink unit. Built-in electric double oven, gas hob and extractor hood over, plumbing and space for dishwasher, space for fridge/freezer. Door to utility room, double glazed door to the side/covered walkway and double glazed windows to the rear.

UTILITY ROOM

A useful space with plumbing for washing machine and vent for tumble dryer, wall mounted gas combination boiler replaced in December 2020 (for central heating and hot water).

FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Hatch with ladder to boarded and insulated loft space.

BEDROOM ONE

16'0" x 9'0" (4.9 x 2.76)

Built-in cupboard, radiator, double glazed windows to the front and rear.

BEDROOM TWO

11'11" x 8'4" (3.65 x 2.56)

Built-in cupboard, radiator, double glazed window to the front.

BEDROOM THREE

9'2" x 7'4" (2.81 x 2.25)

Radiator, double glazed window to the rear.

BATHROOM

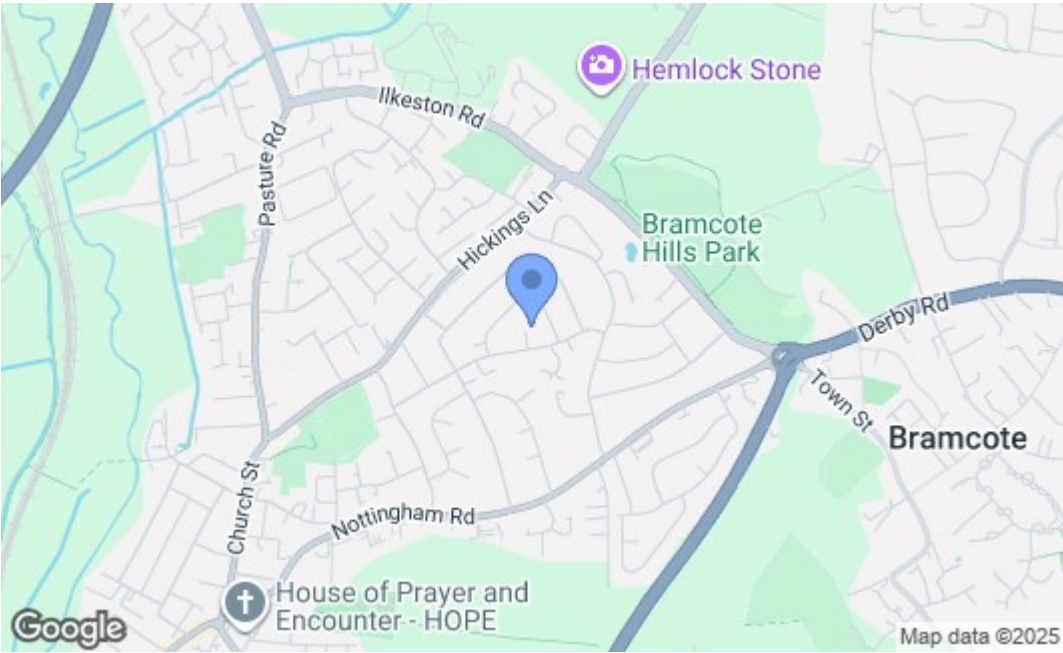
8'3" x 4'3" (2.54 x 1.3)

Incorporating a three piece suite comprising pedestal wash hand basin, low flush WC and "P" shaped shower bath with electric shower and screen over. Tiling to walls, heated towel rail, double glazed window, built in cupboard.

OUTSIDE

The property is situated in the corner of a small cul de sac and has an open forecourt providing off-street parking. At the side, there is an attached timber constructed lean-to walkway and storage area, gate, light and power. The rear garden is of a generous size and has an attractive timber decked area for seating and BBQing in the Summer months. The main raised garden is laid to lawn and there is a useful garden shed, garden floodlight and external front door light.





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 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.