



Derby Road
Stapleford Nottingham

Derby Road Stapleford Nottingham NG9 7AZ

for sale
£250,000



Property Description

DETACHED PERIOD FAMILY HOME !! THREE DOUBLE BEDROOMS !! OPEN PLAN KITCHEN / DINER !! LOCATED IN THE HEART OF STAPLEFORD !! We at Burchell Edwards are delighted to offer to the market this beautiful period home that is looking for a new family to love.

Located in the heart of Stapleford with all local shops, cafes and bars within the closet of distance is this large Victorian detached home that will make for the perfect family purchase.

The home comprises of formal lounge, large open plan kitchen / dining and guest cloakroom to the ground floor.

The first floor holds the three double bedrooms and family bathroom. To the rear of the home is the large private enclosed garden with on street parking in the surrounding roads.

Location is so important and this will not disappoint being within the shortest of walks to Stapleford town centre with all the shops, cafes and bars you could wish for and all of the fantastic transport and road links close to hand.

We feel with the location and what this home has to offer really makes for the perfect family purchase so please call Burchell Edwards today to arrange your viewing.

To The Front

Having on-street parking available. Steps lead to the original hardwood front door opening into the entrance hallway.

Hallway

The welcoming hallway has original wood flooring and attractive original features with a fitted radiator.

Living Room

15' 5" into bay x 13' 7" (4.70m into bay x 4.14m)
Having a double-glazed sash front aspect bay window with shutters and original wood flooring, a feature fireplace and one fitted radiator.

Guest Cloakroom

Having a low-level WC and a handwash basin with an extractor fan and wood flooring.

Kitchen/Diner

21' 8" x 16' 5" (6.60m x 5.00m)
Continuing with the original wood flooring. There are Bi-Folding doors to the rear aspect bringing the outdoors in. Having a sash double glazed rear aspect window. The country style kitchen is fitted with a selection of wall and base units with a Belfast sink and having space and plumbing for a washing machine and a fridge freezer. There is an integrated gas hob with an electric oven but also room for a Range cooker.

Bedroom One

.15' 6" into bay x 13' 5" (4.72m into bay x 4.09m)
This spacious master bedroom has a double-glazed sash front aspect bay window with shutters and original wood flooring with built-in wardrobes and one radiator.

Bedroom Two

13' 2" x 12' 1" (4.01m x 3.68m)
Having a double-glazed sash rear aspect bay window with original wood flooring with built-in wardrobes and one radiator.

Bedroom Three

9' 5" x 9' 1" (2.87m x 2.77m)
Having a double-glazed sash rear aspect window with original wood flooring and one radiator.

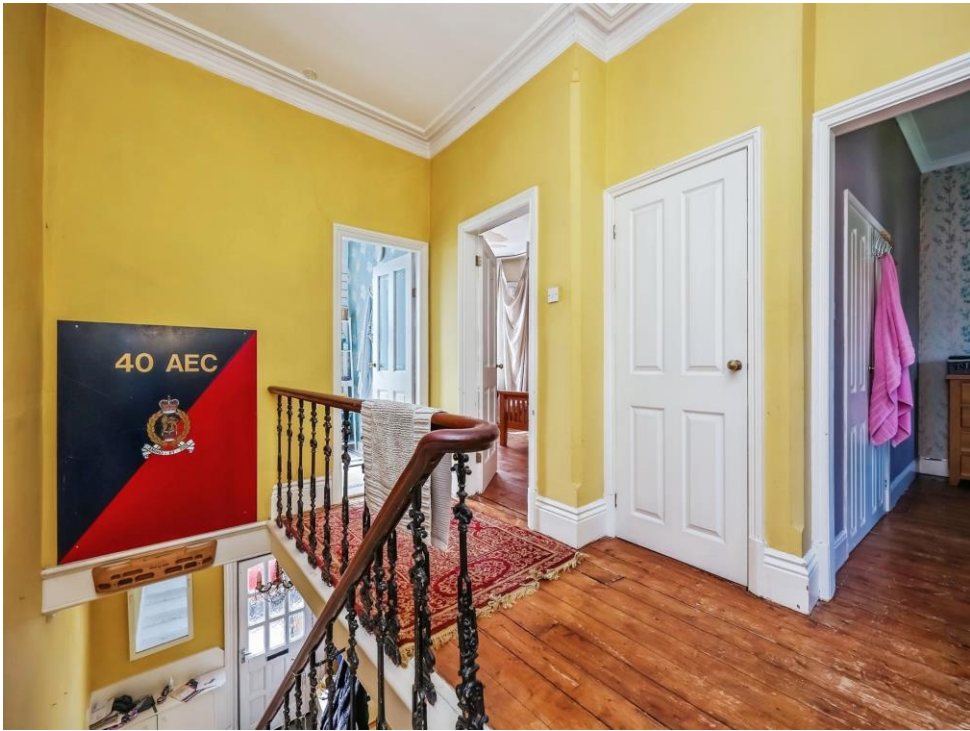
Bathroom

Having a double-glazed sash front aspect frosted window. Suite includes a panelled bath with a handwash basin and a low-level WC. The Bathroom is fully tiled and has one radiator.

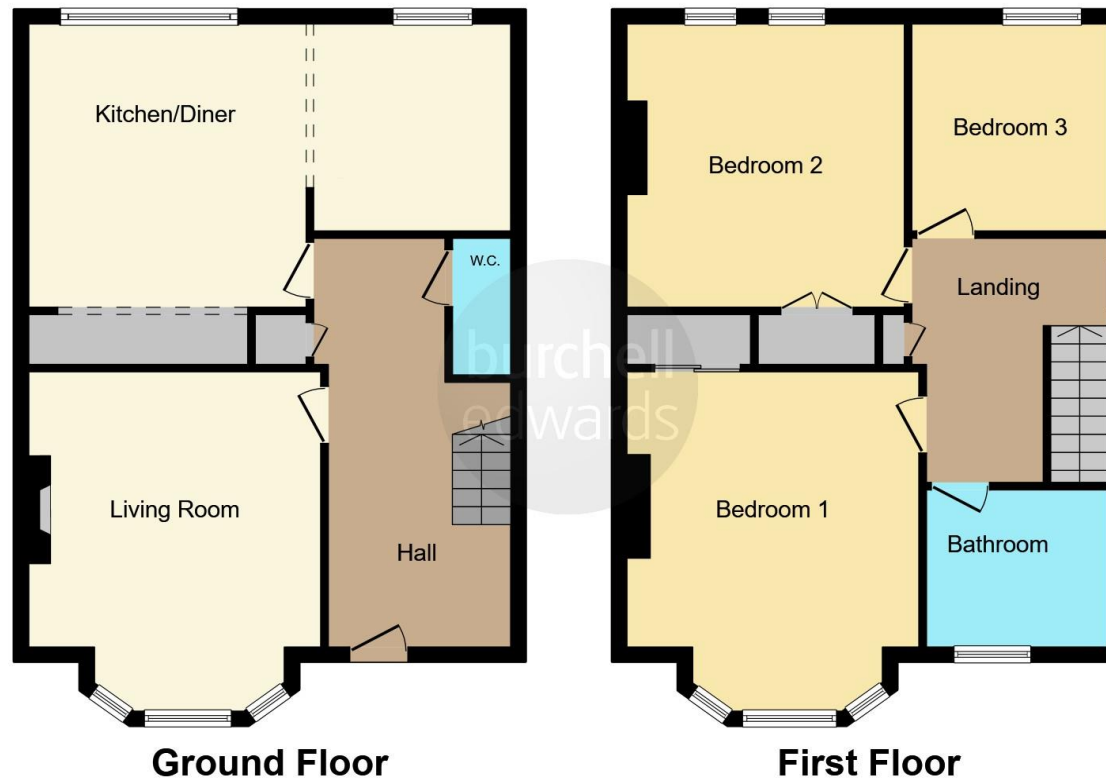
To The Rear

The rear staged garden has a lovely patio area, leading onto grass lawn with mature borders and trees.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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