Robert Ellis

look no further...

Harriett Street
Stapleford, Nottingham NG9 8FG

A BOX BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE.

Offers Over £235,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED BOX BAY FRONTED THRE BEDROOM SEMI DETACHED FAMILY HOUSE SITUATED JUST A SHORT WALK FROM STAPLEFORD TOWN CENTRE.

With accommodation is split over two floors, the ground floor comprises entrance lobby hall, box bay fronted living room, dining kitchen, utility and modern shower room. The first floor landing then provides access to three bedrooms and a family bathroom.

The property also boasts a modern fitted kitchen, modern ground floor shower room, as well as the addition of a first floor three piece bathroom suite. Further benefits include gas fired central heating from a combination boiler and double glazing throughout.

Externally, there are gardens to the front, side and rear, the latter benefitting from a side entrance lowered kerb gated driveway providing secure parking to the rear, if required - this area is currently decked over and is used as garden space by the current owners.

The property is ideally situated within easy access of the town centre amenities, shops and services, as well as excellent nearby schooling for all ages and good transport links to and from the surrounding area such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, i4 bus service and the 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
6'8" x 4'2" (2.04 x 1.28)
Composite and double glazed front entrance door, radiator, staircase rising to the first floor, original stripped and varnished internal door to the living room.

LIVING ROOM
14'10" x 11'9" (4.53 x 3.60)
Walk-in double glazed box bay window to the front (with fitted blinds), radiator, glazed display storage cabinet with cupboards beneath, TV and telephone points, Georgian-style panel and glazed door into the dining kitchen.

DINING KITCHEN
12'1" x 11'1" (3.69 x 3.39)
Modern re-fitted matching range of base and wall storage cupboards and drawers, with marble effect roll top work surfaces incorporating single sink and draining board with centre pull-out spray hose mixer tap and tiled splashbacks. Fitted four ring gas hob with a curved extractor canopy over and oven beneath, integrated fridge and freezer, integrated slimline dishwasher, glass fronted crockery cupboards, tiled floor, radiator, space for table and chairs, double glazed window to the rear (with fitted blinds), uPVC panel and double glazed exit door to outside.

UTILITY AREA
7'5" x 4'11" (2.27 x 1.50)
Double glazed window to the side, meter cupboards, shelving, lighting, power, tiled floor to match the kitchen, further door to the ground floor shower room.

GROUND FLOOR SHOWER ROOM
7'6" x 4'8" (2.29 x 1.44)
Modern white three piece suite comprising corner shower cubicle, with dual attachment mains shower and glass shower screen/sliding doors, wash hand basin with mixer tap and storage cabinet beneath, push flush WC. Double glazed window to the rear, spotlights, extractor fan, ladder towel radiator, wall mounted double bathroom cabinet, wall mounted 'Baxi' gas fired combination boiler (for central heating and hot water purposes), plumbing for washing machine. Tiled flooring to match the kitchen and utility area.

FIRST FLOOR LANDING
Decorative wood spindle balustrade with decorative inset heart shaped etchings, double glazed window to the side (with fitted blinds), doors to all bedrooms and bathroom, loft access point via pull-down loft ladders to a useable boarded and insulated loft space with drop down light cable.

BEDROOM ONE
11'7" x 11'1" (3.55 x 3.40)
Double glazed window to the front, radiator, media points, original decorative fireplace.

BEDROOM TWO
12'4" x 9'8" (3.77 x 2.95)
Double glazed window to the rear (with fitted roller blind), radiator, spotlights, decorative original fireplace.

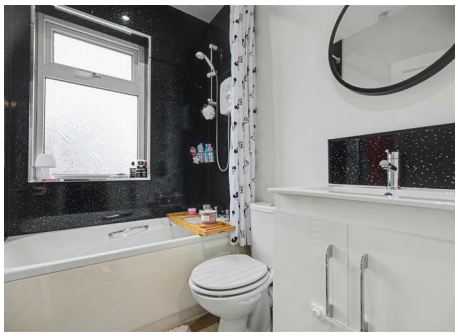
BEDROOM THREE
7'11" x 6'5" (2.42 x 1.97)
Double glazed window to the front (with fitted blinds), radiator.

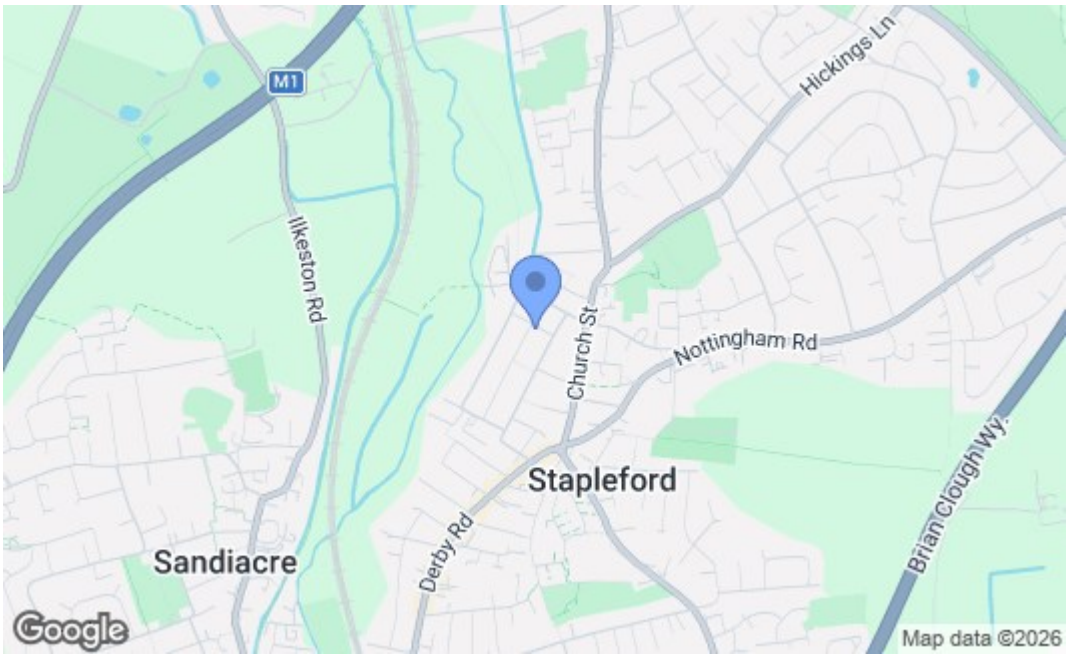
BATHROOM
6'3" x 4'9" (1.93 x 1.46)
Three piece suite comprising panel bath with electric shower over, decorative low maintenance boarding, push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Double glazed window to the rear, ladder towel radiator, extractor fan, spotlight.

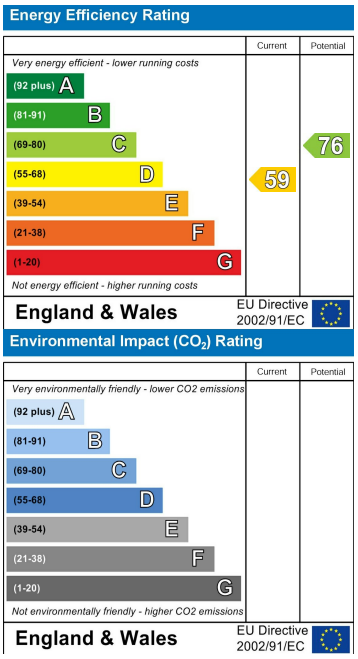
OUTSIDE
To the front of the property there is a brick boundary wall and pathway providing access to the front entrance door and side access leading to the rear. The front is designed for straightforward maintenance with decorative plum slate chippings and also benefits from a front canopy porch. To the rear there is a lowered kerb access and driveway via the neighbouring road, Edward Street, which can provide a secure off-street parking area - this is currently covered over with decking and is used as garden space by the current owners.

The rear garden is enclosed by timber fencing with concrete posts and gravel boards, ideal for families and pets alike, and has a full width paved patio seating area (ideal for entertaining) with matching paved pathway providing access to the foot of the plot where the parking area can be found. Centrally, there is a lawn. The garden also benefits from a water tap and lighting point and situated in the back left corner of the plot there is a timber storage shed also with the benefit of power.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Take an eventual left hand turn onto Mill Road and left again onto Frederick Road. Turn immediate right onto Harriett Street and the property can be found on the left hand side, identified by our For Sale board.







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.

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