



ESTATE AGENTS, VALUERS AND AUCTIONEERS

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62 Wellington Street, Stapleford. NOTTINGHAM, NG9 7BE

Asking Price Of £279,000



Three bedroom semi detached house located in Stapleford, NOTTINGHAM

A well presented three bedroom semi detached house built in 2004, this property provides ample space with three toilets, integral garage and larger than average front and rear gardens. Having uPVC double glazing and gas central heating this ideal family home has been very well maintained and would welcome any growing family.



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#### Property Description

A well presented three bedroom semi detached house built in 2004, this property provides ample space with three toilets, integral garage and larger than average front and rear gardens. Having uPVC double glazing and gas central heating this ideal family home has been very well maintained and would welcome any growing family.

Upon entering the property, you are greeted by a welcoming entrance reception/office space providing access to the first-floor staircase and a door leading into the rest of the ground floor rooms. The lounge is a bright and comfortable space featuring French doors to the patio which flood the room with natural light. The newly fitted modern and spacious kitchen/dining area is perfect for cooking, dining and entertaining. The layout has been thoughtfully designed to suit family living, with plenty of worktop and storage space as well as space for a table and further French doors to the garden. It benefits from downstairs WC, integral garage, ensuite to master, larger than average front and rear gardens with driveway.

Located on Wellington Street at the head of the cul de sac, close to the centre of Stapleford, this lovely home is set on a quiet and established residential street, providing a peaceful setting while remaining within easy reach of local amenities. The area offers a great selection of local shops, cafés, supermarkets and highly regarded schools. Stapleford also benefits from excellent public transport options, including nearby bus routes and the NET Tram stop, providing direct links into Nottingham. For those commuting further afield, the property is ideally located for quick access to the A52 and M1 (Junction 25), offering straightforward routes to both Nottingham and Derby. The property sits favourably in this established and popular catchment location within close proximity to excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trusts.



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**KITCHEN/DINER:** 7' 10" x 21' 1" (2.39m x 6.45m) Double glazed uPVC window to the side and French doors to the rear, newly fitted kitchen units and doors, ample under and over counter storage units, integrated dishwasher, space for fridge/freezer, space for table, electric hob and oven, sink with 1½ drainer and mixer tap, tiled splashback, radiator, laminate flooring.

**LIVING ROOM:** 15' 4" x 11' 8" (4.68m x 3.57m) Double glazed uPVC French doors to rear, gas fire with surround, radiator and laminate flooring.

**RECEPTION/OFFICE:** Entrance reception room currently used as office space, laminate flooring, radiator, uPVC double glazed window and door to front, stairs to first floor.

**WC:** 5' 6" x 3' 9" (1.70m x 1.15m) Low level flush WC, wash hand basin, extractor fan, laminate flooring.

**GARAGE:** 17' 8" x 8' 5" (5.39m x 2.57m) Integral garage with door access from hallway, up and over front door, electric sockets and points, Baxi boiler, storage space, plumbing for washing machine.

**BEDROOM ONE:** 13' 5" x 11' 1" (4.09m x 3.4m) Double glazed uPVC window to the rear, carpet, radiator, door to en suite.

**ENSUITE:** 5' 7" x 9' 1" (1.72m x 2.79m) Fitted shower cubicle with electric shower, wash hand basin, low level flush WC, radiator, vinyl flooring.

**BEDROOM TWO:** 13' 5" x 8' 3" (4.09m x 2.54m) Double glazed uPVC window to the rear, carpet and radiator.

**BEDROOM THREE:** 11' 8" x 6' 10" (3.57m x 2.09m) Double glazed uPVC window to the front, carpet and radiator.

**BATHROOM:** 8' 0" x 8' 11" (2.44m x 2.74m) Four piece suite including enclosed shower cubicle, bath, WC and wash hand basin, radiator, vinyl flooring, double glazed uPVC window to the front.

**OUTSIDE:** To the front of the property is a good sized grassed area along with pathway leading to the property, driveway and side access to the rear. The rear of the garden is a good size and offers a decked seating area from the two rear French doors and also at the bottom of the garden, lawn and established shrubs.

**TENURE:** Freehold.

**VIEWINGS:** Strictly by appointment only via Wallace Jones estate agents.

