Robert Ellis

look no further. . .







Cemetery Road
Stapleford, Nottingham NG9 8AP

A TWO BEDROOM SEMI-DETACHED HOUSE.

£250,000 Freehold

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Behind this attractive traditional facade lies a surprisingly spacious modern and contemporary home.

Opening the front door, you are welcomed by an attractive entrance space with stairs leading to the first floor and a door opening to the living room which has a state of the art media wall with app-based electric fire.

Leaving the living room, you enter the dining kitchen which really does have the WOW factor with an array of built-in appliances, quartz worktops and matching central island unit (great for socializing and entertaining). Glazed doors open to an additional sitting room and when opened, create more space. Rising to the first floor, the landing provides access to the two bedrooms and a luxury four piece bathroom which includes a large bathtub, great for those who want a soak!

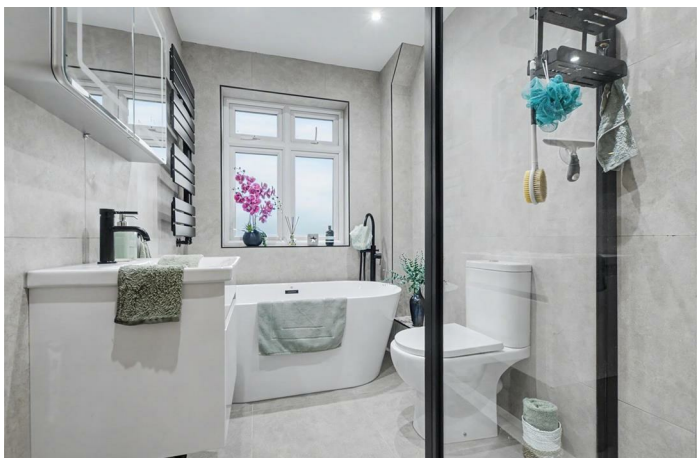
A further feature is a converted attic space which is accessed from an electric remote controlled hatch and ladder. Whilst not a room as such, it is more than just storage and can be used as a den, etc.

The rear garden is attractively landscaped and at the foot of the plot is a double garage, accessed from the adjoining street.

Conveniently situated within walking distance of Stapleford town centre which offers a good variety of shops and facilities including Aldi. With a recent Government grant of over £21 million, the town is certainly on the up. Offering great commutability and within walking distance of a bus stop, there are good road networks linking Nottingham and Derby, as well as Junction 25 of the M1 motorway.

We believe this property is ideal for couples looking for a fantastic home without compromise and an internal viewing is recommended.





ENTRANCE HALL
Composite double glazed front entrance door, Victorian-style radiator, stairs to the first floor and door to living room.

LIVING ROOM
15'8" x 11'8" (4.8 x 3.57)
Feature media wall with inset shelving, display lighting and living flame-effect remote controlled and app-based electric fire. Radiator, double glazed window to the front.

DINING KITCHEN
14'8" x 10'9" (4.48 x 3.30)
Incorporating a fitted range of modern wall, base and drawer units, with quartz work surfacing, matching central island unit/breakfast bar, Belfast sink unit and an array of built-in appliances including a Range Master gas/electric range with extractor over, fridge/freezer, slimline dishwasher and washing machine. Understairs store cupboard/pantry, radiator, glazed door opening to the sitting room.

SITTING ROOM
10'0" x 6'2" (3.07 x 1.90)
This versatile space could also be used as a dining room. Double glazed windows and glazed doors opening to the rear garden.

FIRST FLOOR LANDING
Double glazed windows, doors to bedrooms and bathroom, as well as hatch to attic space.

BEDROOM ONE
11'1" x 10'8" increasing to 12'11" (3.39 x 3.27 increasing to 3.96)
Feature radiator, double glazed bay window to the front.

BEDROOM TWO
13'8" x 6'11" (4.17 x 2.13)
Fitted wardrobes and cupboard housing gas combination boiler (for central heating and hot water). Radiator, double glazed window.

BATHROOM
9'1" x 5'10" (2.77 x 1.79)
Incorporating a four piece luxury suite comprising floating wash hand basin with vanity unit, low flush WC, freestanding bathtub with feature pillar taps with shower attachment, separate shower cubicle with twin rose thermostatically controlled shower system. Heated towel rail, tiling to walls, double glazed window.

ATTIC SPACE
Accessed from remote controlled hatch with electric mechanized steps. This space has plastered walls, flooring, light and power, and double glazed roof window.

OUTSIDE
The property is set back from the road with a gently tiered front garden with a section laid to lawn and gravelled areas. There are steps and pathway leading to the front door and a pathway running along the side of the house with gate leading to the rear garden. The rear garden is attractively landscaped with patio, central section of garden laid to lawn and a further patio at the foot of the garden where the garage is located.

GARAGE
A double garage constructed in sectional concrete with single up and over door to the front, light and power, and door leading back to the rear garden. The garage is accessed from a neighbouring street, Mount Street.



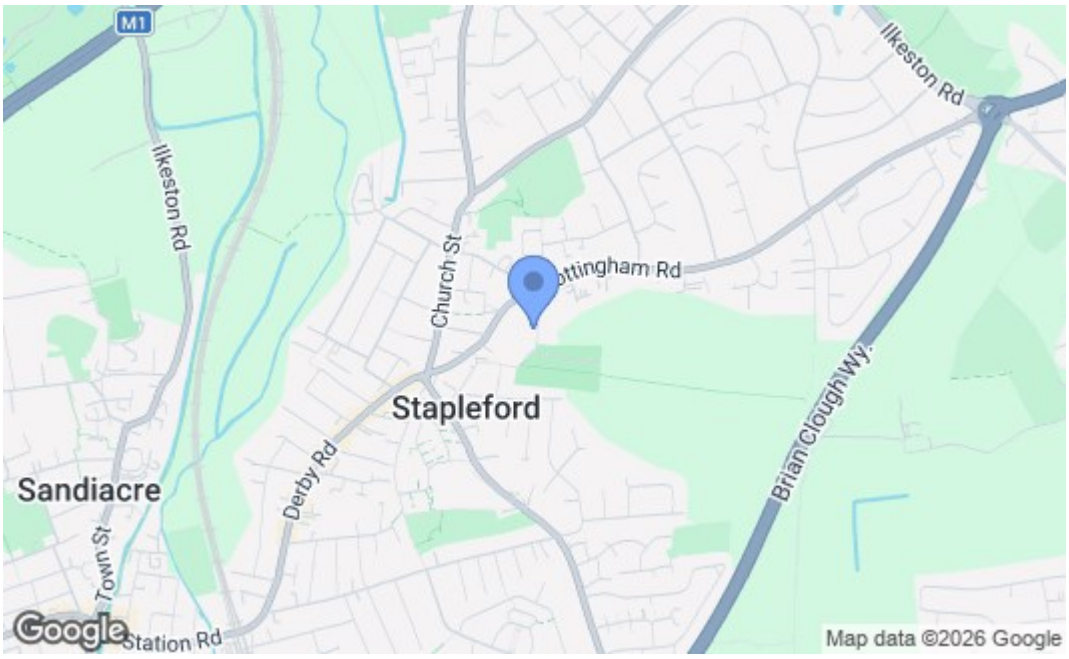


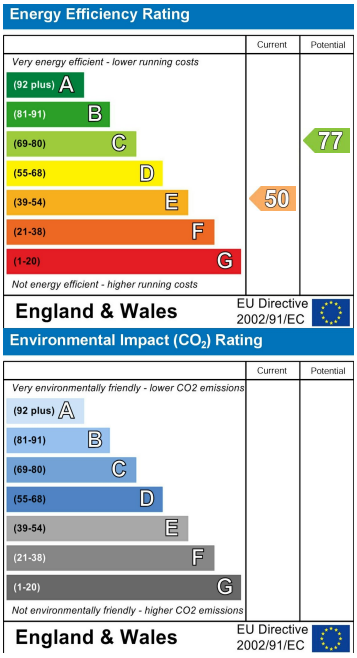












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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