



**Darkey Lane
Stapleford, Nottingham NG9 7JH**

£260,000 Freehold

A Westerman Homes constructed double height, bay fronted three bedroom semi detached house positioned on a corner plot within this highly desirable and sought after residential catchment location in Stapleford



Robert Ellis are delighted to welcome to the market this extremely well presented and upgraded Westerman Homes constructed double height bay fronted three bedroom semi detached house positioned on a corner plot.

With accommodation over two floors, which comprises of an entrance hallway, through lounge/diner and recently re-fitted kitchen to the ground floor. The first floor landing then provides access to three bedrooms and a modern white three piece bathroom suite.

Other benefits to the property include gas central heating from a combi boiler, double glazing, double driveway and gardens to both the front and rear.

As previously mentioned the property is located within this highly desirable residential catchment part of Stapleford within walking distance of excellent nearby schooling for all ages such as Fairfield and George Spencer Academy Trust. For those needing to commute there are good transport links nearby such as the A52 for Nottingham and Derby, the M1 J25 motorway and the Nottingham electric tram terminus situated at Bardill's roundabout.

There is also easy access to ample outdoor green and countryside space such as walks to the rear of Bardill's garden centre and Queen Elizabeth play park, which benefits from grass and hard tennis courts, bowling green, children's play area and football pitch.

The property overall has undergone a recent scheme of modernisation and improvements to include a new electric consumer box, new boiler, new kitchen, new bathroom, replacement windows and doors, internal high quality solid oak doors and redecoration throughout.

We believe the property itself would make an ideal first time buy or young family home, that is certainly in a ready to move into condition, and we would therefore highly recommend an internal viewing.



Entrance Hall

10'6" x 6'7" approx (3.21m x 2.01m approx)

Composite and double glazed front entrance door with UPVC double glazed window and panel running to the side of the door, stairs rising to the first floor with decorative wood spindle balustrade and useful under the stairs storage space, meter cupboard box, radiator, spotlights, Karndean flooring and doors providing access into the living room and kitchen.

Kitchen

10'7" x 8'4" approx (3.25m x 2.55m approx)

Recently replaced, comprising of a matching range of fitted base and wall storage cupboards and drawers, with Minerva marble style square edge work surfacing, incorporating a counter level single sink and draining board with central swan neck style mixer tap with matching Minerva upstands and window sill, fitted counter level four ring hob with extractor over and oven beneath, integrated full size dishwasher, plumbing and space for a washing machine, further space for a full height fridge freezer, boiler cupboard housing the gas central heating, recently installed combination boiler, double glazed window to the rear with fitted pull down roller blind, vertical wall mounted radiator, Karndean flooring, spotlights and UPVC panel and double glazed exit door to outside.

Through Lounge/Diner

24'1" x 12'0" approx (7.36m x 3.68m approx)

With a double glazed bay window to the front, further UPVC double glazed window to the rear, two radiators, one with feature display cover, media points, central chimney breast incorporating a tiled hearth and inset.

First Floor Landing

Double glazed window to the side with fitted Roman blind, decorative wood spindle balustrade, internal solid oak doors leading through to all bedrooms and bathroom. Loft access point with pull down loft ladders to a boarded, lit and insulated loft space, ideal for storage purposes.

Bedroom 1

13'10" into bay x 11'7" approx (4.23m into bay x 3.54m approx)

Double glazed bay window to the front, radiator and spotlights.

Bedroom 2

10'0" x 9'10" approx (3.06m x 3.01m approx)

Double glazed window with fitted Roman blind overlooking the rear garden, radiator and a range of fitted floor to ceiling wardrobes and storage cupboards to one wall.

Bedroom 3

6'7" x 6'10" approx (2.02m x 2.09m approx)

Double glazed window to the front with fitted Roman blind, radiator and useful over the stairs fitted hinge storage box.

Bathroom

6'7" x 6'2" approx (2.03m x 1.88m approx)

Modern white, recently replaced and upgraded, three piece suite comprising of a P shaped bath with curved glass shower screen, mixer tap and mains run shower over, wash hand basin with mixer tap with storage cupboards beneath and hidden cistern push flush w.c. Decorative, easy to maintain boarding to the walls, chrome heated wall mounted ladder towel radiator, double glazed window to the rear with fitted blinds, spotlights, tiled floor and extractor fan and wall mounted bathroom cabinet.

Outside

The property sits on a generous overall corner plot with the front consisting of a shaped garden lawn with planted flower beds, borders and rockery housing a wide variety of specimen bushes, shrubs and plants with decorative gravel stone chippings and paved pathway providing access to the front entrance door. Adjacent to the front garden there is a lowered curb entry point to a tarmac double width, side by side, driveway providing off street parking for two cars, with gated pedestrian access leading into the side and rear garden.

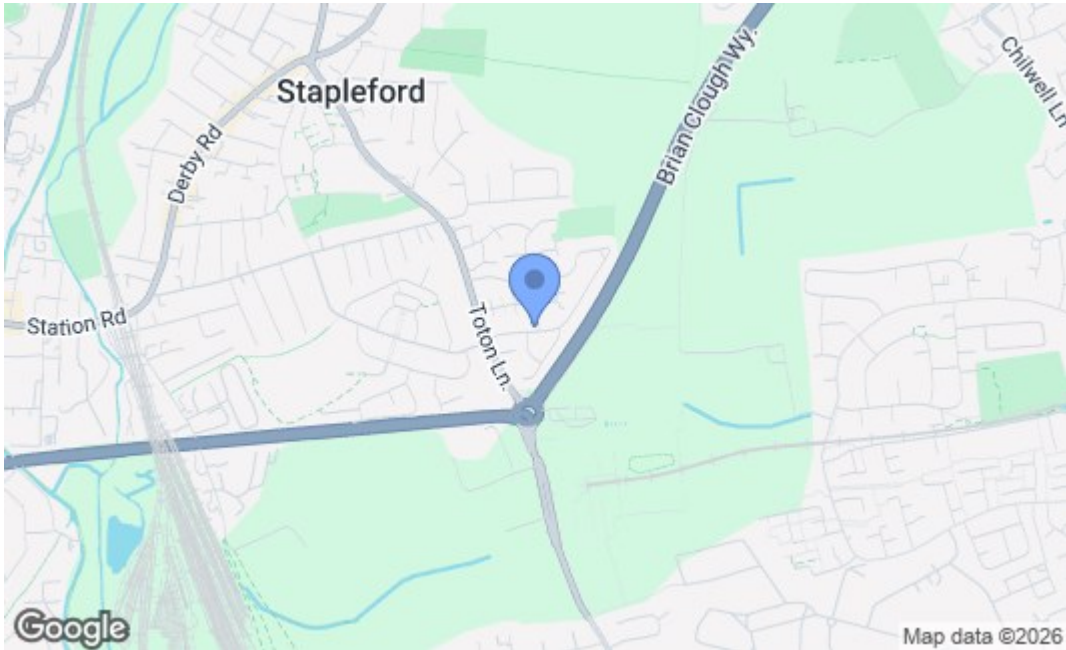
The side and rear gardens are enclosed predominantly by timber fencing with concrete posts and gravel boards to the boundary lines and then split into various sections, with a paved patio entertaining space with planted flower beds and borders housing a wide variety of specimen bushes, shrubs and plants, hard standing area to the side which houses a generous garden shed with decorative gravel edging and pedestrian gated access leading back onto the driveway. Within the garden there is an external water tap, lighting point and an outhouse storage cupboard, offering additional, standing height storage.

Directions

From our Stapleford branch on Derby Road, proceed towards The Roach traffic lights and turn right onto Toton Lane. Continue up and over the brow of the hill, passing the entrance to Fairfield School and continue as if heading in the direction of Bardill's roundabout and the tram stop. Just after the Morrison's convenience store/petrol station take a left turn onto Darkey Lane and the property can then be found a little further along on the left hand side, identified by our for sale board.



Robert Ellis
ESTATE AGENTS



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.