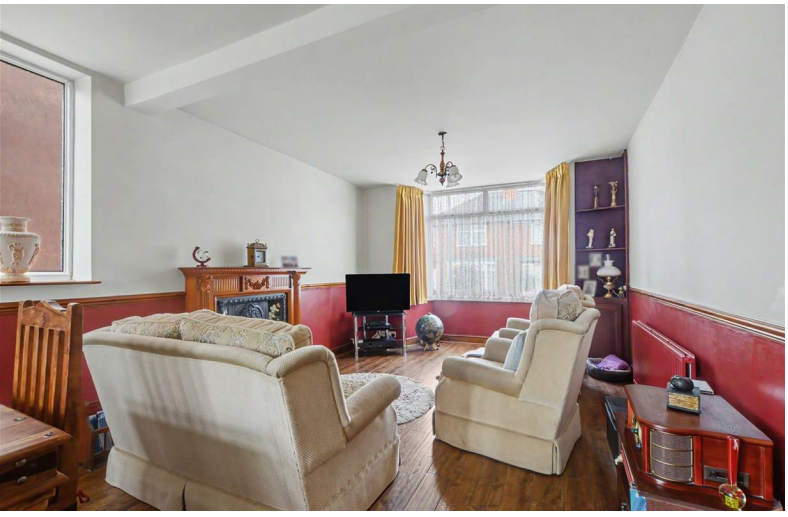
Robert Ellis

look no further. . .







New Eaton Road
Stapleford, Nottingham NG9 7EF

A TRADITIONAL BAY FRONTED EXTENDED THREE/FOUR BEDROOM SEMI-DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£239,950 Freehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TRADITIONAL BAY FRONTED THREE/FOUR BEDROOM SEMI-DETACHED HOME WITH ACCOMMODATION SPLIT OVER THREE FLOORS. POSITIONED IN THIS HIGHLY DESIRABLE, SOUGHT AFTER RESIDENTIAL CATCHMENT LOCATION.

With accommodation over three floors, the ground floor comprises entrance hall, living room, dining room and kitchen. The first floor landing then provides access to bedrooms one, two and three/nursery, along side the family shower room. A further staircase rises to the 2002 attic conversion which benefits from a further bedroom and en-suite facilities with fantastic views from the front Velux window.

The property benefits from gas fired central heating from a Baxi combination boiler, double glazing and a generous enclosed family-size rear garden.

The property sits within easy reach of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer, as well as great transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the i4 bus service and the Nottingham electric tram terminus situated at Bardills roundabout. Shops, services and amenities are all nearby in Stapleford town centre, along side ample green space including Archer's Field and Queen Elizabeth Park which boasts tennis courts, bowling green, football pitch and play area.

Due to the location, we believe this property will make an ideal long term family home and we highly recommend an internal viewing.





ENTRANCE HALLWAY
11'5" x 3'3" (3.48 x 1.01)
uPVC panel and double glazed front entrance door set within a decorative open porch with tiling to dado height and decorative exposed brickwork, radiator, staircase rising to the first floor and door to dining room.

LIVING ROOM
13'8" x 11'5" (4.18 x 3.49)
Double glazed walk-in bay window to the front, radiator, laminate flooring, media points, dado rail and feature Adam-style fire surround with decorative tiled insert and hearth housing a coal effect gas fire. Meter box and display shelving.

DINING ROOM
12'2" x 11'11" (3.72 x 3.65)
Double glazed window to the side, radiator, laminate flooring, dado rail, uPVC double glazed French doors opening out to the rear garden and further internal panel and glazed door into the kitchen.

KITCHEN
12'8" x 8'2" (3.88 x 2.50)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite style roll top work surfaces incorporating a Whirlpool four ring gas hob with extractor over, in-built electric oven, plumbing for washing machine, dishwasher and further space for tumble dryer, inset sink unit with draining board and mixer tap, with tiled splashbacks, wine rack, corner display shelving, wall mounted gas fired combination boiler for central heating and hot water, radiator, double glazed window to the side, uPVC panel and double glazed exit door to the rear garden and integrated fridge/freezer. There is an opening through to the understairs storage pantry with lighting and coat pegs.

FIRST FLOOR LANDING
Turning staircase rising to the top floor with decorative wood spindle balustrade, doors to bedrooms one, two and three/nursery.

BEDROOM ONE
15'2" x 10'10" (4.64 x 3.32)
Two double glazed windows to the front (with fitted blinds), radiator and laminate flooring.

BEDROOM TWO
10'6" x 8'6" (3.22 x 2.61)
Double glazed window to the rear overlooking the rear garden, radiator and a range of fitted bedroom furniture including floor to ceiling wardrobes and matching bedside cabinets/drawers.

NURSERY/BEDROOM THREE
7'9" x 6'9" (2.38 x 2.08)
Double glazed window to the side, radiator and door to bathroom/shower room.

SHOWER ROOM
7'8" x 5'4" (2.34m x 1.63m)
Separate shower cubicle with dual attachment mains shower, glass screen and shower door, wash hand basin with mixer tap, push flush WC and bidet. Tiling to the walls and floor, double glazed window to the rear, extractor fan, spotlight, panelled ceiling and chrome ladder towel radiator.

TOP FLOOR LANDING
Decorative wood spindle balustrade running along the staircase and door to top floor bedroom four.

BEDROOM FOUR
Velux roof window to the front, making the most of the fantastic views over the adjacent countryside, additional double glazed window to the rear overlooking the rear garden, useful eaves storage space, storage closet and door to en-suite.

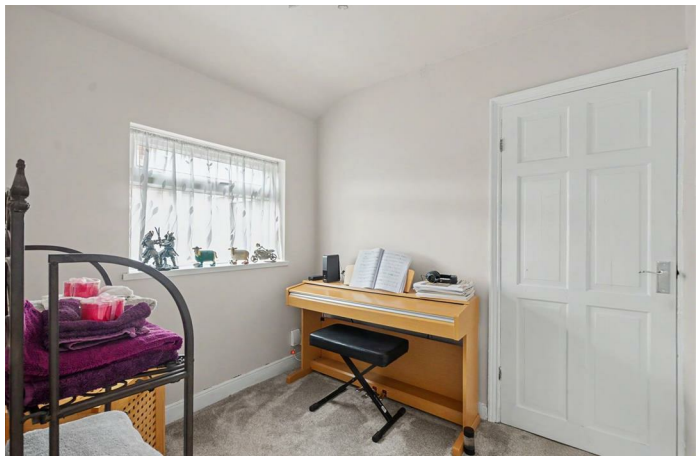
EN-SUITE SHOWER ROOM
5'9" x 5'5" (1.76 x 1.66)
Three piece suite comprising walk-in tiled shower cubicle with electric shower, low flush WC and wash hand basin. Fully tiled walls and floor, extractor unit and Velux roof window to the front.

OUTSIDE
To the front of the property, there is an easy to maintain garden with dwarf brick boundary wall and pathway provides access to the front entrance door. Pedestrian side access then leads down the side of the property into the rear garden.

TO THE REAR
The rear garden is of a good overall size (ideal for families) enclosed by timber fencing with concrete posts and gravel boards to all boundaries. Offering an initial extensive block paved patio area (ideal for entertaining) providing access to the brick outdoor store with power, lighting and water supply. The garden then opens out to the main lawn section, with planted flowerbeds and borders to either side housing a wide variety of bushes, shrubs and plants. Towards the foot of the garden, there is a timber storage shed and an additional paved patio seating area.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue past the entrance to Fairfield School before taking a right hand turn onto Brookhill Street. Descend the hill and take an eventual left hand turn onto New Eaton Road, the property can be found on the left hand side.



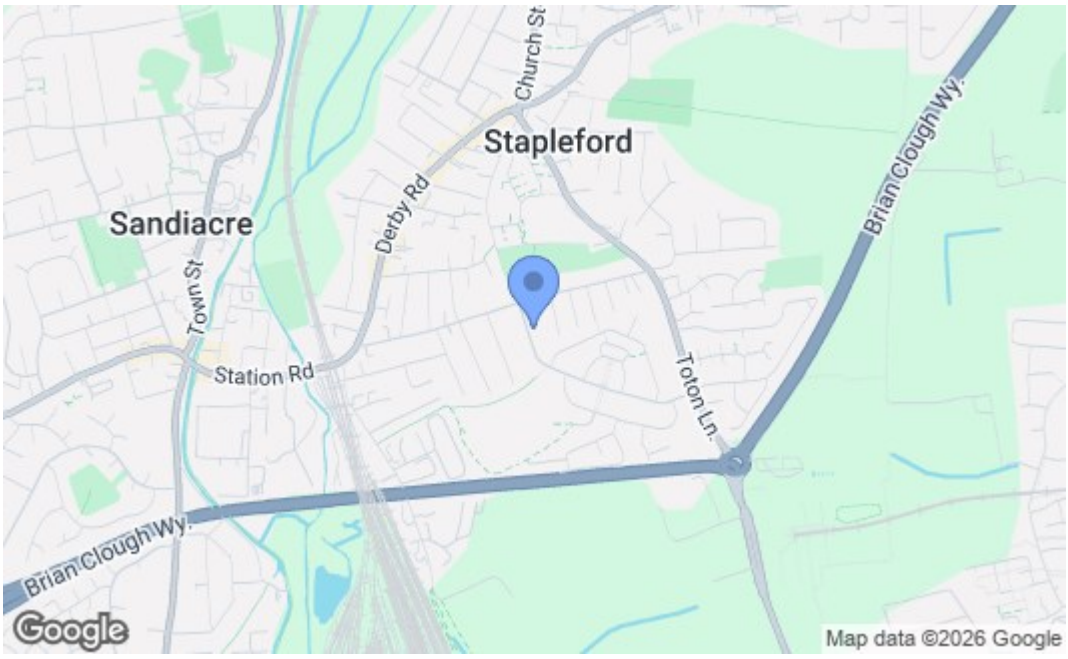


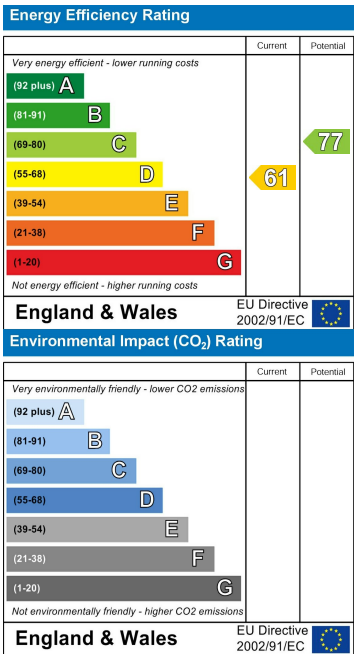












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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