Robert Ellis

look no further...

Blake Road
Stapleford, Nottingham NG9 7HL

A DETACHED TWO BEDROOM CHALET-STYLE HOME.

£285,000 Freehold

0115 949 0044

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND RENOVATED TO A HIGH STANDARD TWO DOUBLE BEDROOM DETACHED CHALET-STYLE HOME LOCATED IN THIS SOUGHT-AFTER AND ESTABLISHED RESIDENTIAL CATCHMENT AREA.

With accommodation over two floors, the ground floor comprises side entrance hallway, full width lounge/diner to the front, newly fitted kitchen and sitting area, and family bathroom. The first floor landing provides access to two double bedrooms either side of the first floor landing.

The property also benefits from gas fired central heating from a recently installed combination boiler, double glazing, off-street parking, detached garage and enclosed rear garden with fantastic far-reaching views over towards Sandiacre, St. Giles Church and Cloudside Farm.

The property has been renovated to a high standard throughout by the current owners and is certainly in a ready to move into condition.

The property offers easy access to excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. For those looking to commute, there are good transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, Nottingham electric tram terminus situated at Bardills roundabout and the i4 bus service.

Shops, services and amenities are also nearby within Stapleford town centre, as well as ample outdoor countryside and green space.

We believe the property is well worth an internal viewing and would suit a variety of different buying types.

ENTRANCE HALL
12'8" x 5'11" (3.88 x 1.82)
Composite and double glazed side entrance door, staircase rising to the first floor with decorative wood spindle balustrade and useful understairs storage cupboard, radiator. Internal doors to lounge, kitchen, bathroom and sitting room.

GROUND FLOOR BATHROOM
8'6" x 5'10" (2.60 x 1.80)
Modern white three piece suite comprising panel bath with glass shower screen, waterfall style mixer tap and dual attachment mains shower over, push flush WC, wash hand basin with matching waterfall style mixer tap and storage drawers beneath, tiled splashback. Double glazed window to the side (with fitted blinds), wall mounted bathroom cabinet, ladder towel radiator, partial tiling to the walls, tile effect flooring, extractor fan.

KITCHEN
12'7" x 9'0" (3.84 x 2.75)
Recently re-fitted kitchen comprising a matching range of base and wall storage cupboards and drawers, with roll top work surfaces incorporating a porcelain one and a half bowl sink unit with draining board and central swan-neck mixer tap. Decorative tiled splashbacks, space for Range cooker with extractor canopy over, plumbing for washing machine, space for an American fridge/freezer, double glazed window to the rear making the most of the views beyond (with fitted blind), boiler cupboard housing the gas fired combination boiler (for central heating and hot water). Opening through to the sitting room.

SITTING ROOM
12'8" x 10'10" (3.88 x 3.32)
Double glazed French doors opening out to the rear garden, separate door into the hallway, radiator, freestanding log effect electric fire.

LOUNGE
20'4" x 12'9" (6.22 x 3.90)
Double glazed window to the front (with fitted blinds), decorative beamed ceiling, wall light points, radiator, media sockets, central chimney breast incorporating an Adam-style fire surround with inset wood burning stove sat on a granite hearth.

FIRST FLOOR LANDING
Continuation of the decorative wood spindle balustrade from the entrance hall and staircase, loft access point, eaves storage cupboard and additional storage space.

BEDROOM ONE
12'1" x 9'11" (3.69 x 3.03)
Double glazed window to the rear (with fitted blinds) making the most of the fantastic views, a range of fitted bedroom furniture including two side-by-side double fitted wardrobes with matching overhead storage cupboards, radiator.

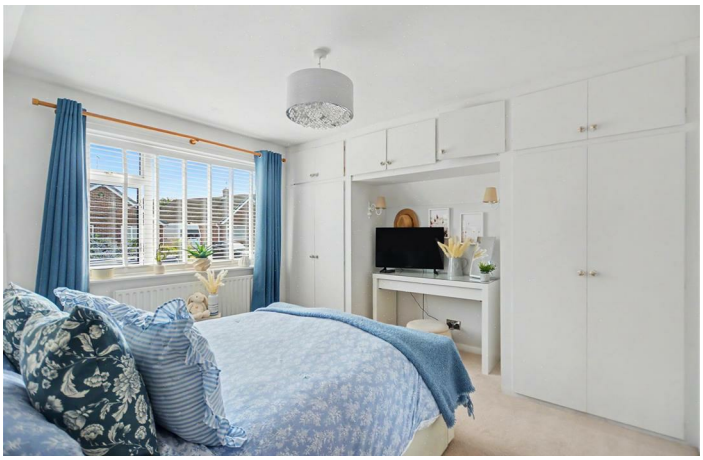
BEDROOM TWO
12'9" x 11'10" (3.89 x 3.62)
Double glazed window to the front (with fitted blinds), radiator, a range of fitted bedroom furniture including three double wardrobes with matching overhead storage cupboards, wall light points.

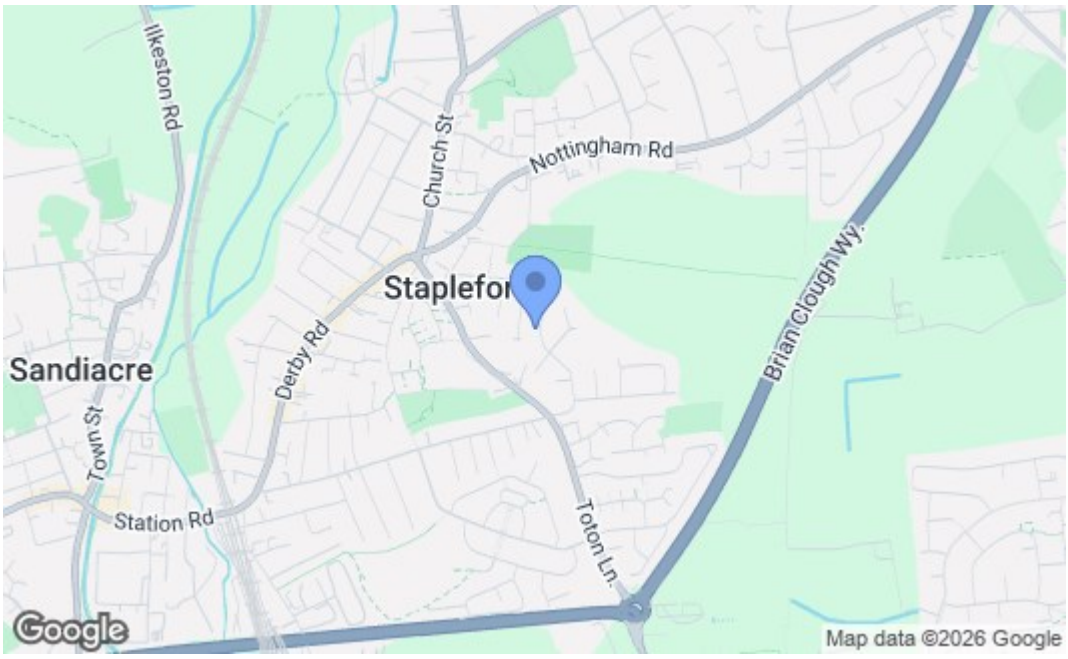
OUTSIDE
To the front of the property, there is a lowered kerb entry point with double entrance pedestrian gates leading to a tarmac driveway which provides off-street parking down the left hand side of the property. The front garden has a shaped central lawn, planted and raised rockery, flowerbeds housing a wide variety of specimen bushes and shrubs. The driveway provides access to the side entrance door and continues along leading to the detached garage.

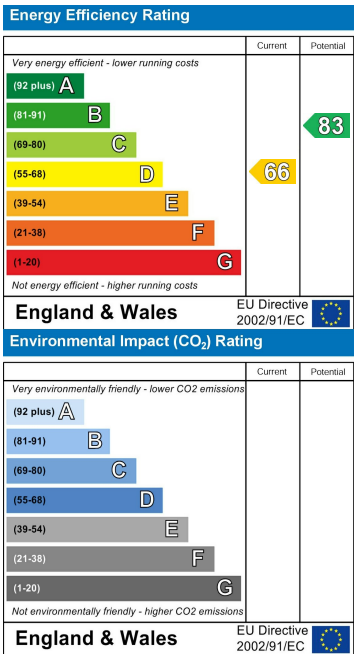
TO THE REAR
The rear garden is split into various sections with an initial raised patio area with decorative picket-style fence and matching gate which then steps down to a lower part of the garden with a further decked entertaining space with covered pagoda, paved pathway and garden lawn with planted beds and borders. There is an external water tap and lighting point. Pedestrian gated access then leads back onto the driveway providing access to the garage.

DETACHED GARAGE
Up and over door to the front, two windows to the side.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Passing the entrance to Fairfield School, take a left hand turn onto Blake Road. Pass the turning for Sisley Avenue on the right and Hogarth Close on the left, 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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk

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