Robert Ellis

look no further. . .







Melbourne Road
Stapleford, Nottingham NG9 8NE

SEMI DETACHED HOME WITH DRIVEWAY FOR MULTIPLE VEHICLES AND SINGLE GARAGE

£215,000 Freehold

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A PROPERTY THAT WILL APPEAL TO A VARIETY OF PURCHASERS INCLUDING FIRST TIME BUYERS AND UPSIZERS.

The entrance door opens into the inner hallway with door access to the cloakroom, kitchen and lounge diner. The lounge diner is a generous size with a large window to the front and stairs rising to the first floor. The kitchen has integral appliances and door opening to the conservatory. The conservatory has French doors leading to the rear garden.

The first floor landing leads to the three bedrooms and shower room. The property occupies a good sized plot with a low maintenance enclosed rear garden. To the front there is a double width driveway as well as a single garage with parking to the front.

The property is close to the local bus route, as well as good road networks giving access to the surrounding areas of Stapleford, Ilkeston and Beeston and the cities of Nottingham and Derby via the A52. There is also easy access to junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardill's roundabout.





Entrance Hall
UPVC panel and double glazed door, wood effect laminate flooring, doors to cloaks, living room and kitchen.

Cloaks/w.c.
5'5" x 3'2" approx (1.66m x 0.98m approx)
Two piece white suite comprising of a low flush w.c., wall mounted wash hand basin with tiled splashback, radiator, wall mounted extractor fan, laminate flooring.

Lounge/Diner
15'10" x 13'1" approx (4.83m x 3.99m approx)
UPVC double glazed windows to the front and side, two radiators, coving, wood effect laminate flooring, open stairs to the first floor, electric consumer unit.

Kitchen
8'7" x 12'4" approx (2.62m x 3.76m approx)
UPVC double glazed window overlooking the conservatory, UPVC panel and double glazed door into the conservatory, Shaker style wall, base and drawer units with laminate work surface over, tiled splashback, 1½ stainless steel sink and drainer with chrome mixer tap, integrated single electric oven, electric hob, stainless steel extractor over, space for a fridge freezer, plumbing and space for a washing machine and slim-line dishwasher, radiator, laminate flooring.

Conservatory
9'8" x 7'9" approx (2.95m x 2.37m approx)
Brick construction with UPVC double glazed windows and polycarbonate roof, French doors to the rear, radiator, wood effect laminate flooring, power, light and wall mounted electric heater.

First Floor Landing
Access hatch with pull down ladder to the fully boarded loft space, doors to:

Bedroom 1
13'0" x 9'0" approx (3.98m x 2.76m approx)
Double glazed window to the front, coving, ceiling spotlights, radiator, wood effect laminate flooring.

Bedroom 2
9'1" x 8'5" approx (2.77m x 2.58m approx)
Double glazed window to the rear, ceiling spotlights, coving, radiator, wood effect laminate flooring.

Bedroom 3
8'2" x 6'4" approx (2.51m x 1.95m approx)
Double glazed window to the rear, coving, radiator, wood effect laminate flooring.

Shower Room
5'11" x 6'0" max approx (1.82m x 1.84m max approx)
Three piece suite comprising of a low flush w.c., vanity wash hand basin, shower cubicle with mains shower with tiled splashbacks, aqua board splashbacks, tiled floor, heated towel rail.

Outside
Driveway to the front providing off road parking for multiple vehicles, lawned garden, gated access to the rear.

The tiered rear garden has a paved patio seating area, chipped area, decked steps leading to the garage.

Garage
Single garage found in a block with up and over door, personnel door to the rear garden and parking to the front.

Council Tax
Erewash Borough Council Band A

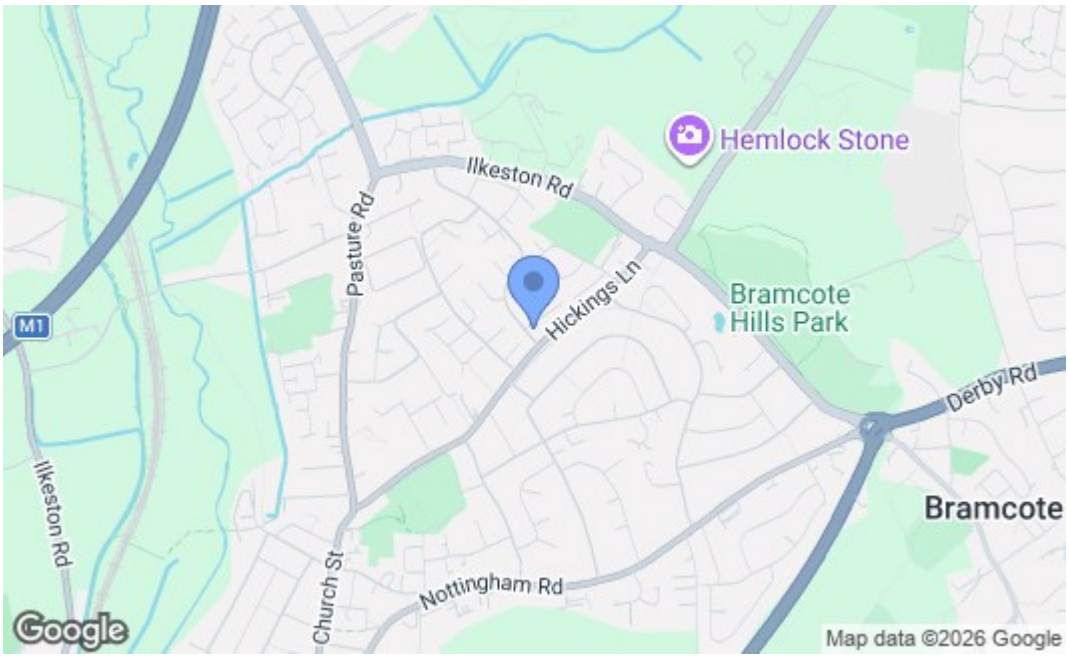
Agents Notes
There are AI generated photos on this property.

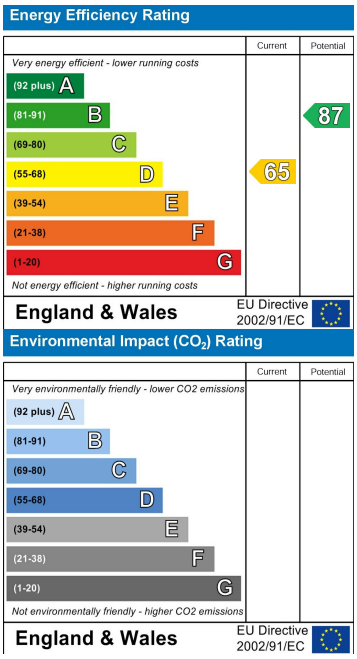
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 7mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – Vodafone, 02, Three, EE
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No











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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