



Gainsborough Close
Stapleford, Nottingham NG9 7HX

£359,950 Freehold

A THREE BEDROOM DETACHED FAMILY HOME.



Nestled in the corner of this small cul de sac can be found this extended three bedroom detached family home.

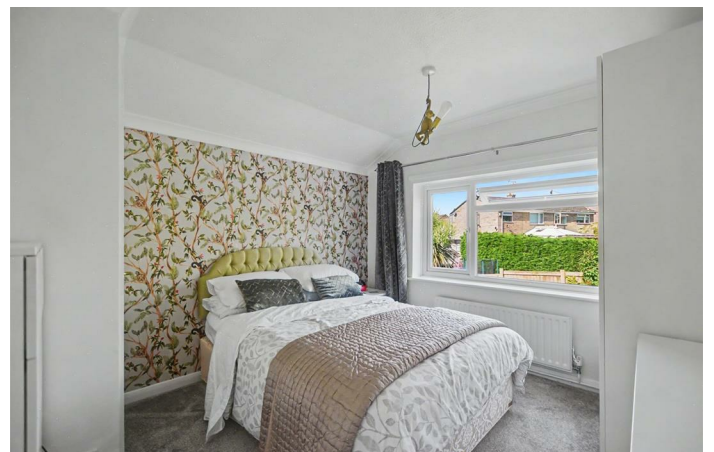
This property benefits from a significant ground floor extension offering spacious accommodation for growing family needs. There is a lounge with archway leading through to a generous family dining room and the kitchen has also been extended to provide a breakfast area and provides a range of contemporary fitted units with built-in appliances.

Another useful feature to the ground floor is a cloakroom/WC. The property is centrally heated and double glazed throughout and has a generous family shower room.

The features of this property are not only to the inside, being set back from the road, there is ample off-street parking, garage and the house enjoys larger than expected rear gardens with a good degree of privacy.

Situated within this highly regarded residential suburb, great for families and commuters alike as schools for all ages are within walking distance, as is open space, parks and leisure facilities. The town centre of Stapleford is also within easy reach and a short drive away is the A52 which links Nottingham and Derby, as well as the park and ride at Bardills island.

A kerbside glance is not nearby enough to fully appreciate this property and we strongly recommend an early internal viewing.



ENTRANCE PORCH

uPVC double glazed window and front entrance door with sealed unit leaded light double glazed door with side windows opening to hallway.

HALLWAY

11'8" x 6'3" (3.58 x 1.93)

Radiator, stairs to the first floor with understairs store closet, door to lounge and door to dining kitchen.

LOUNGE

12'7" x 10'11" (3.85 x 3.34)

Inset contemporary flame effect gas fire with surround, radiator, double glazed window to the front and archway to living dining room.

LIVING DINING ROOM

14'1" x 10'7" (4.31 x 3.25)

Spacious and adaptable room with radiator, double glazed window and double glazed patio doors opening to the rear garden. Archway to breakfast kitchen.

BREAKFAST AREA

10'6" x 8'2" (3.22 x 2.50)

Breakfast bar, built-in storage closet, door to rear lobby and open to the kitchen.

KITCHEN

12'8" x 7'11" (3.87 x 2.42)

Range of contemporary fitted handle-free wall, base and drawer units with contrasting square edge work surfacing and inset ceramic single bowl sink unit with single drainer. Built-in Neff double oven, Neff induction hob with matching extractor hood over. Further integrated appliances including a dishwasher and washing machine. Useful concealed under-counter bin storage. Radiator, plus additional radiator under breakfast bar, double glazed window to the rear. Cupboard housing the gas fired central heating boiler.

REAR LOBBY

Double glazed rear exit door, useful cupboard with shelving and door to cloaks/WC.

CLOAKS/WC

Housing a two piece suite comprising wash hand basin with vanity unit and low flush WC with concealed cistern. Radiator and double glazed window.

FIRST FLOOR LANDING

Accessed from a dog-leg staircase from the hallway, double glazed window, hatch and ladder to partially boarded loft. Doors to bedrooms and bathroom.

BEDROOM ONE

13'3" x 10'0" (4.04 x 3.06)

Radiator and double glazed window to the front.

BEDROOM TWO

10'9" x 10'2" (3.29 x 3.10)

Built-in airing cupboard with hot water cylinder, radiator and double glazed window to the rear.

BEDROOM THREE

9'9" reducing to 7'0" x 7'3" (2.98 reducing to 2.14 x 2.22)

Radiator and double glazed window to the front.

BATHROOM

8'3" x 7'2" (2.53 x 2.20)

Three piece suite comprising wash hand basin with vanity unit and cupboards under, low flush WC with concealed cistern and useful storage space, large walk-in shower enclosure with electric shower. Tiling to walls and floors, heated towel rail and two double glazed windows.

OUTSIDE

The property is set back from the road to one corner of the cul de sac, with semi open plan front garden laid to ornamental stones for ease of maintenance, flower and shrub beds. The driveway provides off-street parking for up to three vehicles in tandem and leads to the detached brick built garage with up and over door, light and power, uPVC double glazed personal access door to the side. The rear garden is on a generous plot with a block paved patio area beyond the patio door. To the far side of the property, there is a garden storage area. The pathway runs along the rear elevation giving access to the garage and there is also an outside tap. Two steps lead to the main garden with a shaped lawn flanked with deep and colourful bedding with ornamental trees, shrubs and other plants. There is a rockery, garden shed and greenhouse.





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.