Robert Ellis

look no further. . .







Talbot Drive
Stapleford, Nottingham NG9 8HG

A THREE BEDROOM SEMI DETACHED HOUSE.

Offers Over £205,000 Freehold

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A three bedroom semi detached house offered for the first time since construction in 1974.

With double glazing throughout, this property has had further recent improvements including a contemporary Shaker-style full fitted kitchen, the gas fired central heating served from a combination boiler was installed in 2024 and the radiators (other than one) were updated in December 2025. The electrics were also checked and updated in December 2025.

The property comes to the market with NO UPWARD CHAIN and requires some light cosmetic improvement, offering a blank canvas with fantastic potential to first time buyers and young families to make their own mark upon it.

Situated in a cul de sac in this popular residential suburb, the property enjoys off-street parking for at least two vehicles, gated access to a garage and the rear garden is attractively landscaped.

Positioned on the outskirts of Stapleford, off Moorbridge Lane, this small residential development is close to open countryside, yet conveniently situated within easy reach of Stapleford town centre's amenities, Albany Junior School and great road networks linking Nottingham and Derby via the A52 and Junction 25 of the M1 motorway for further afield.

An internal viewing is recommended to appreciate the potential on offer.





ENTRANCE HALL
Double glazed window and front entrance door, radiator, stairs to the first floor.

LIVING ROOM
13'8" x 10'9" (4.18 x 3.30)
Wall mounted electric heater, radiator, double glazed window to the front.

DINING KITCHEN
14'1" x 8'11" (4.3 x 2.73)
Incorporating a modern/contemporary Shaker-style fitted range of wall, base and drawer units, with work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine, table and chair space, radiator. Cupboard housing gas combination boiler (for central heating and hot water). Understairs store cupboard, double glazed window and door to rear garden.

FIRST FLOOR LANDING
Double glazed window, built-in linen cupboard, hatch to loft space.

BEDROOM ONE
12'5" to wardrobes x 7'7" (3.81 to wardrobes x 2.33)
Fitted wardrobes to one wall, radiator, double glazed window to the front.

BEDROOM TWO
9'6" x 7'8" (2.90 x 2.34)
Radiator, double glazed window to the rear.

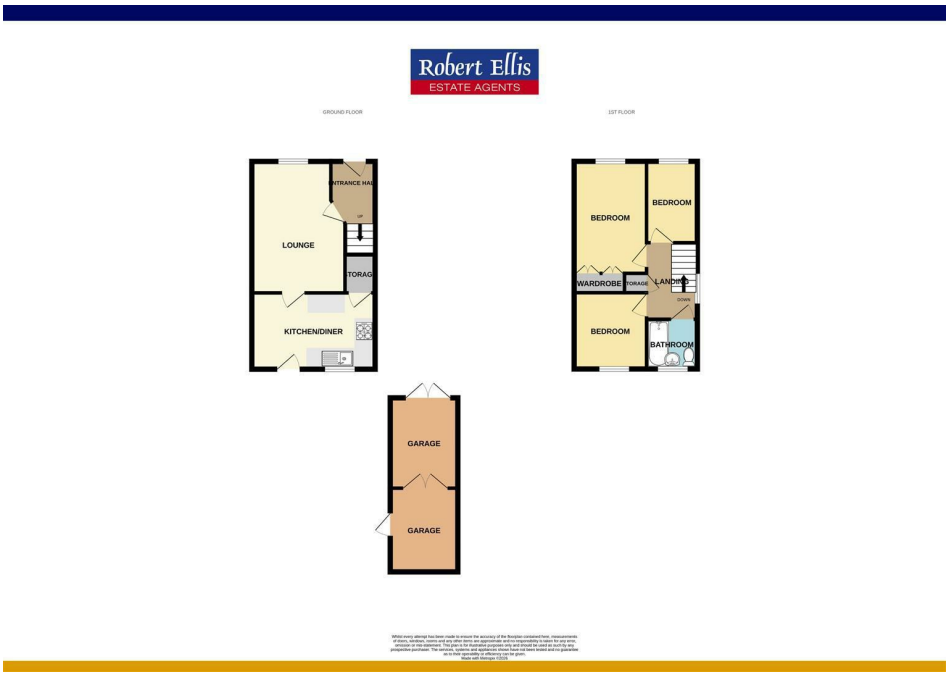
BEDROOM THREE
6'2" x 9'5" reducing to 7'5" (1.89 x 2.89 reducing to 2.28)
Built-in cupboard, radiator, double glazed window to the front.

BATHROOM
Three piece suite comprising pedestal wash hand basin, low flush WC, panel bath with shower and screen over. Partially tiled walls, radiator, double glazed window.

OUTSIDE
To the front is a garden laid to lawn, hedge to the front boundary for privacy and a block paved driveway providing off-street parking for at least two vehicles in tandem. This in turn leads to gates to a further hard standing area and single garage. The rear garden is fenced and enclosed with a block paved patio area and central section of garden laid to lawn with a pathway running through it, flanked with mature flower and shrub beds. At the foot of the plot, there is a further paved patio area and greenhouse.



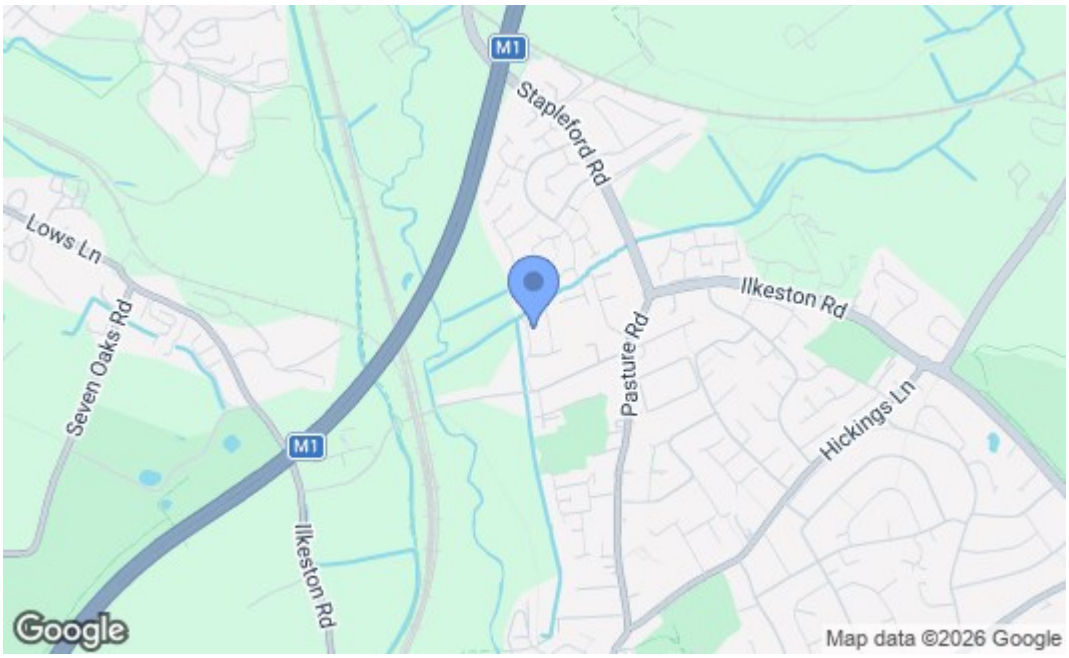


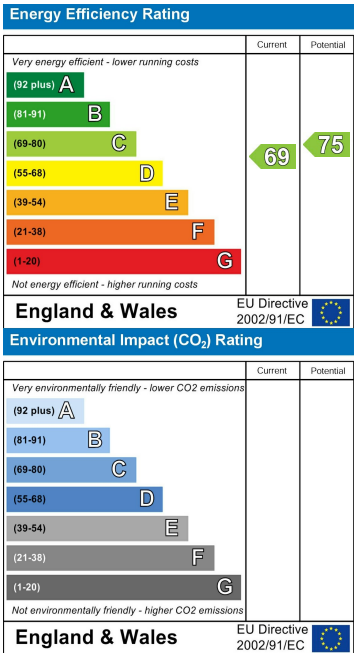












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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