



**Nottingham Road  
Stapleford, Nottingham NG9 8AY**

**Asking Price £550,000 Freehold**

AN OPPORTUNITY HAS ARISEN TO PURCHASE A FOUR BEDROOM DETACHED FAMILY RESIDENCE LOCATED ON A PARTICULARLY PRIVATE CORNER PLOT OF 0.14 OF AN ACRE.



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Offering luxurious high quality accommodation with features including a generous family kitchen, fitted with high quality German engineered units with handle free doors, contrasting Granite work tops and matching breakfast bar, inset induction hob with integrated extractor fan. Additional integrated appliances include; a hide and slide oven, combination microwave oven, fridge freezer, boiling hot tap and a Sonos speaker system within the ceiling.

Further features of this property include; an En-suite shower into the master bedroom, contemporary three piece family bathroom with Mira digital shower system, an additional, useful ground floor shower room with Mira digital shower system. The property is covered by 4K CCTV system and fully alarmed.

Situated in this highly regarded residential street, incredibly well screened from the road with natural hedging, offering a truly private garden plot with lawns, patios and gated access to double parking facility and detached double garage.

Located on the borders of Bramcote the property is ideally suited for families and commuters alike as well regarded schools for all ages are in easy reach as is the A52 linking Nottingham and Derby as well as Beeston, The Queens Medical Centre and The University of Nottingham. Junction 25 of the M1 motorway is less than ten minutes drive away, with Beeston train station also within easy reach as is East Midlands Airport. For those who enjoy the outdoors there are parks close by.

An exceptional property for both families and professionals alike, an early internal viewing is recommended.



### Entrance Hall

Feature entrance lobby with partially vaulted glass ceiling, composite double glazed front entrance door, porcelain tiled floor which continues through to the dining room, useful walk in closet for coats and cloaks and stairs to the first floor.

### Lounge

15'7" x 11'11" (4.76m x 3.65m)

Contemporary radiator, double glazed window to the side and double glazed bay window to the front.

### Dining Room

18'4" x 8'10" (5.6m x 2.71m)

Media point, double glazed window and porcelain tiled floor which continues through to the kitchen.

### Breakfast Kitchen

22'11" (reducing to 18'11") x 16'4" (6.99m (reducing to 5.53m) x 4.99m)

Incorporating a high quality German engineered range of wall and base units with handle free doors and contrasting granite work tops. Central island unit with inset Elica induction hob with integrated extractor fan system. Breakfast bar. Built in NEFF hide and slide door fan assisted oven. Matching combination microwave. Integrated fridge, freezer and dishwasher, inset stainless steel sink unit with Franke boiling hot tap. Contemporary heat resistant splashbacks, porcelain tiled floor, contemporary wall mounted radiators. Double glazed windows, French doors to the side elevation opening to a patio area. Door to garage and door to ground floor shower room.

### Ground Floor Shower Room

Incorporating a three piece suite comprising; wash hand basin, low flush WC and shower cubicle with Mira 360 digital shower system. Fully tiled walls, wall mounted mirror with de-mist function and lighting. Heated towel rail, double glazed window.

### First Floor Landing

Access from a dog leg staircase with feature glass balustrade, radiator, double glazed window, hatch and ladder to partially boarded loft.

### Bedroom One

16'8" (reducing to 10'11") x 10'5" (5.10m (reducing to 3.35m) x 3.20m)

Radiator, double glazed window to the side and door to the En-suite.

### Bedroom Two

15'9" x 12'0" (4.81m x 3.68m)

The current owners are using this as their main bedroom. Radiator, double glazed window to the side and double glazed bay window to the front.

### En Suite

Incorporating a three piece suite comprising; wash hand basin, low flush WC and shower cubicle with thermostatic controlled shower. Tiled walls, radiator, heated towel rail.

### Bedroom Three

12'3" (less wardrobe, reducing to 8'11") x 13'4" (3.75m (less wardrobe, reducing to 2.72m) x 4.08m)

Fitted wardrobes to one wall, radiator, double glazed window to the side.

### Bedroom Four

8'11" x 7'3" (2.73m x 2.23m)

Currently used as a dressing room with radiator and double glazed window to the side.

### Family Bathroom

Incorporating a contemporary three piece suite comprising; floating wash hand basin with vanity unit, low flush WC and bath tub with Mira 360 digital shower system and shower screen. Contemporary tiling to walls, heated towel rail, double glazed window.

### Garage

18'2" x 18'8" (5.55m x 5.71m)

With up and over door, light and power, utility area with plumbing for washing machine and space for tumble dryer, water point, floor mounted Worcester condensing boiler (for central heating and water). Door to kitchen.

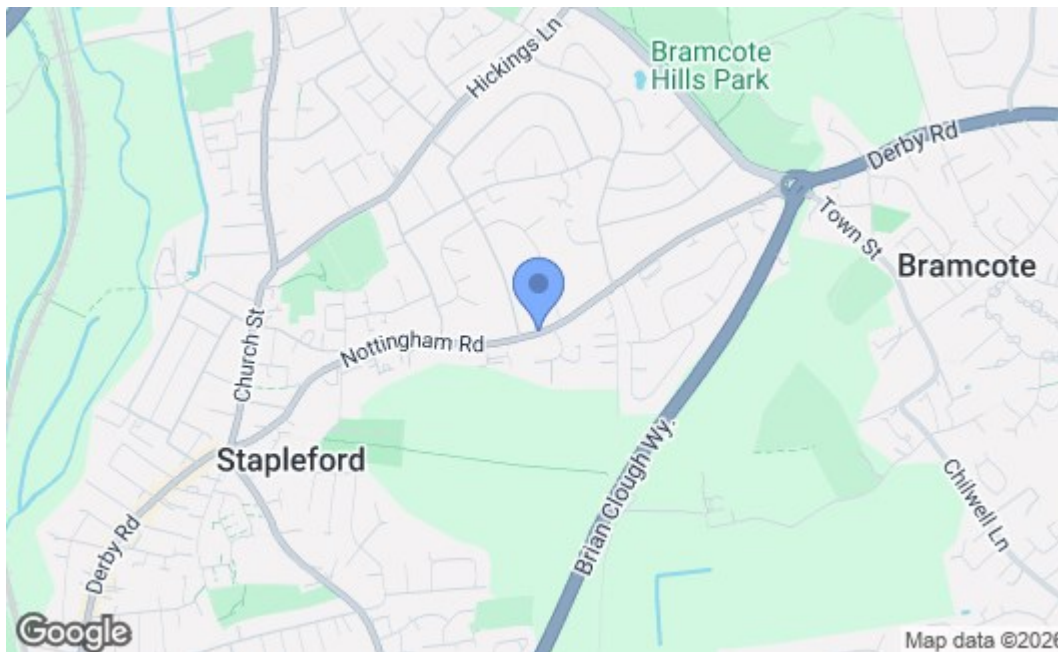
### Outside

The property is situated on a quite private corner garden plot of approximately 0.14 of an acre with fenced and hedged boundaries maximising privacy. There is a gated pedestrian access leading to the front door and gardens as well as set of vehicle gates at the foot of the plot giving access to off street parking for two vehicles which in turn leads to the garage. The main gardens are laid to lawn with attractive raised bed and borders and patio area.

### Council Tax Band

Broxtowe Borough Council Band E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	83
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.