Robert Ellis

look no further. . .







Cambridge Crescent
Stapleford, Nottingham NG9 8GX

A TWO BEDROOM SEMI DETACHED HOUSE.

Offers Over £179,950 Freehold

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Tucked away from the hustle and bustle of everyday life in a small cul de sac can be found this surprisingly spacious two double bedroom semi detached house.

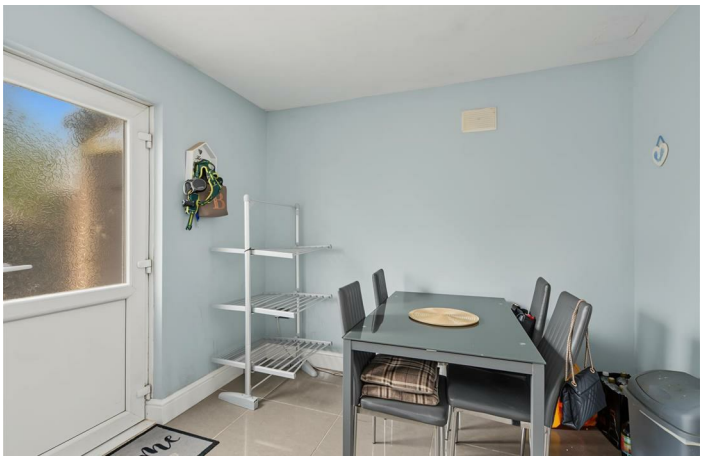
This property will make a fantastic first home and offers ready to move into accommodation with the benefit of gas fired central heating served from a combination boiler (installed in October 2025) and double glazed windows throughout. A particular feature is the large open plan dining kitchen, great for socializing and entertaining.

Another feature of this property is the larger than expected rear garden with an expansive lawn and two seating areas.

Set back from the road with a gravelled forecourt as the current owner uses for off-street parking (accessed by a low profile but not dropped kerb).

Whilst tucked away in this small cul de sac, this is a popular residential location, offering great commutability to the nearby cities of Nottingham and Derby and the bustling town centre of Beeston. Stapleford town centre has a good variety of shops and facilities and schools for all ages are within easy reach.

Offered for sale with the benefit of NO UPWARD CHAIN, we believe this property will make a fantastic first time buy or young family home.





ENTRANCE HALL
Double glazed front entrance door, stairs to the first floor, radiator. Door to lounge.

LOUNGE
13'5" x 13'3" (4.10 x 4.06)
Flame effect gas fired with Adam-style surround, radiator, walk-in understairs store cupboard housing the Glow Worm gas combination boiler (installed October 2025) for central heating and hot water. Radiator, double glazed bay window to the front.

DINING KITCHEN
16'4" x 9'9" (5 x 2.98)
Incorporating a range of modern fitted wall, base and drawer units with contrasting rolled edge work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor. Plumbing and space for washing machine and further appliance space. Porcelain tiled floor, radiator, double glazed windows and door to rear garden.

FIRST FLOOR LANDING
Double glazed window, loft hatch, doors to bedrooms and bathroom.

BEDROOM ONE
14'5" x 10'2" (4.41 x 3.10)
Overstairs storage closet, radiator, double glazed window to the front.

BEDROOM TWO
11'5" x 7'11" (3.49 x 2.42)
Radiator, double glazed window to the rear.

BATHROOM
8'6" x 8'2" (2.6 x 2.50)
Four piece suite comprising pedestal wash hand basin, low flush WC, panel bath and separate shower cubicle. Radiator, double glazed window.

OUTSIDE
The property is situated within a small cul de sac and set back from the road. There is a gravelled forecourt which the current owner uses for off-street parking and this is accessed by a low profile kerb (not dropped). There is gated pedestrian access at the side of the house leading to the rear garden where there is an attached brick shed to the property, patio area surround the rear elevation, an expansive lawn and at the foot of the plot is a decked terraced seating area. There is also a garden shed.



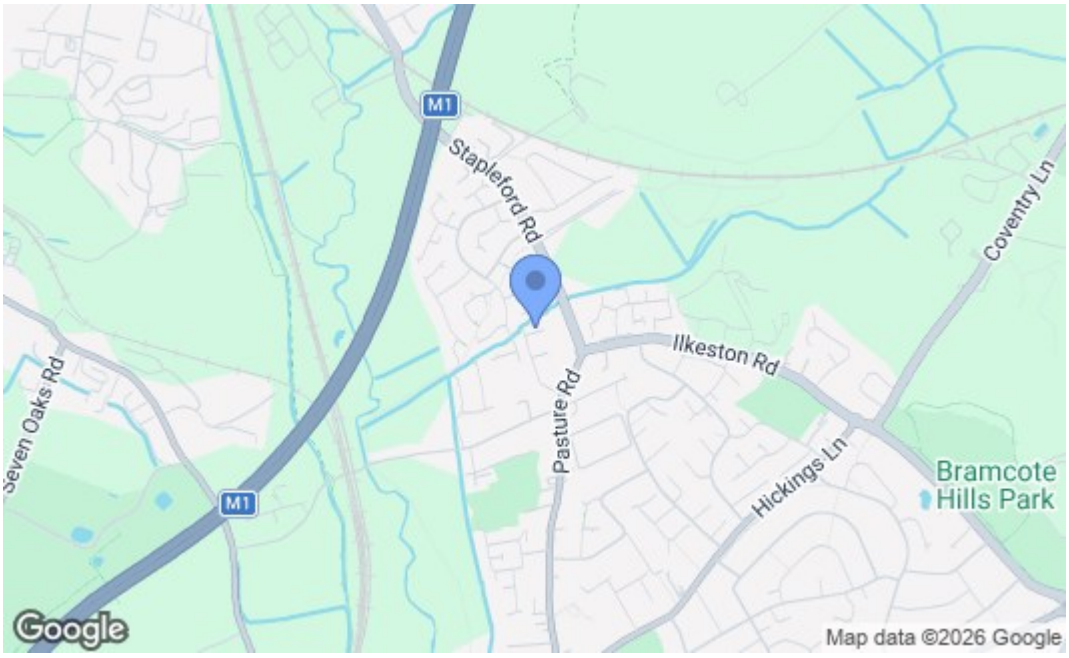


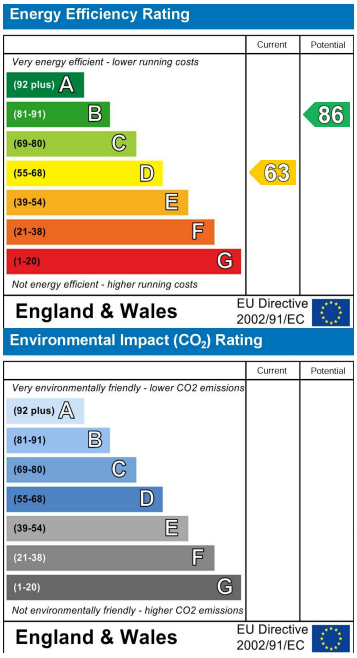












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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