



5 Kennedy Drive
Stapleford, NG9 8HT

£210,000 Freehold

A DECEPTIVELY SPACIOUS AND
EXTENDED THREE BEDROOM SEMI
DETACHED HOUSE



AN EXTENDED AND THEREFORE PARTICULARLY DECEPTIVE THREE BEDROOM SEMI DETACHED HOUSE.

This surprisingly spacious property is ideally suited to the growing family and is particularly well maintained and improved with features including a stylish and contemporary breakfast kitchen, generous through lounge and separate dining room.

The property is centrally heated from a combination boiler and has double glazed windows and modern bathroom suite to the first floor. Wardrobes and fitted bedroom furniture are provided to all the bedrooms.

A block paved forecourt provides ample off-street parking leading to an integral single garage. To the rear, the garden is of a generous size with patio and lawn. Conveniently situated in this highly regarded residential suburb, within walking distance of Albany Junior School, regular bus service and the town of Stapleford is less than a mile away, where there is a variety of shops and facilities including a recently opened Aldi.

Equally suited to first time buyers or young families, an early internal viewing comes highly recommended.



ENTRANCE HALL

Double glazed window and front entrance door with door to lounge.

LOUNGE

23'11" x 11'0" (7.3 x 3.36)

Feature fireplace with inset coal effect gas fire. Two radiators, stairs to the first floor, double glazed window to the front, double doors to dining room and door to breakfast kitchen.

DINING ROOM

11'0" x 8'5" (3.37 x 2.58)

Radiator and double glazed patio doors to the rear.

BREAKFAST KITCHEN

18'10" x 9'10" (5.75 x 3.02)

This stylish room comprises a comprehensive range of fitted wall, base and drawer units with square edge work surfacing and matching breakfast bar. Inset 1½ bowl sink unit with single drainer. Built-in electric oven and five ring gas hob with extractor hood over. Integrated dishwasher plumbing for washing machine. Under counter space for fridge/freezer. Cupboard housing wall mounted gas combination boiler (for central heating and hot water.) Double glazed windows to the side and rear and double glazed door to rear garden.

FIRST FLOOR LANDING

Double glazed window, linen cupboard, doors to bedrooms and bathroom.

BEDROOM 1

13'9" x 11'1" (4.2 x 3.38)

Fitted bedroom furniture including wardrobes, dressing table, drawers and overhead storage cupboards above the bedhead. Radiator and double glazed window to the rear.

BEDROOM 2

10'0" x 11'1" (3.06 x 3.4)

Fitted bedroom furniture including wardrobes, desk and drawers, eye level units and shelving. Radiator and double glazed window to the front.

BEDROOM 3

9'10" x 7'11" (3 x 2.42)

Fitted bedroom furniture including wardrobe, desk with drawers, eye level units and shelving. Radiator and double glazed window to the front.

BATHROOM

7'9" x 7'6" (2.38 x 2.31)

Incorporating a modern contemporary three piece suite comprising vanity unit with cupboards and inset single wash basin, floating low-flush w.c. with concealed cistern and tiled in bath with thermostatically controlled shower over. Tiling to walls with matching tiled floor, heated towel rail and double glazed window.

OUTSIDE

The property is set back from the road with a block paved forecourt having ample off-street parking. There is an INTEGRAL SINGLE GARAGE with gated access at the side of the house leading to the rear garden which is landscaped with patio and generous lawn. external lighting and power and garden shed with power.

SINGLE INTEGRAL GARAGE

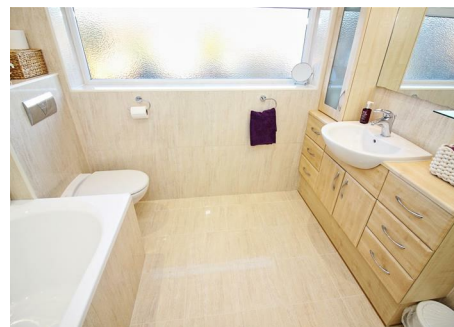
Up and over door, light and power.

DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed to The Roach traffic lights turning left onto Church Street and continue into Pasture Road. Passing Albany Junior School, take the second right onto Kennedy Drive and the property can be found on the left hand side.

Ref: 6940ps





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.