



Churchill Drive
Stapleford, Nottingham NG9 8PE

£295,000 Freehold

A TRADITIONAL BAY FRONTED
EXTENDED (TO THE REAR) THREE
BEDROOM SEMI DETACHED HOUSE.



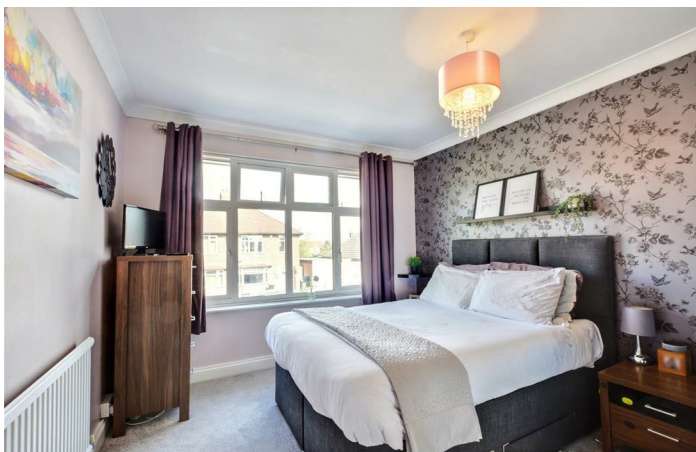
ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS TRADITIONAL EXTENDED (TO THE REAR) BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITTING ON THIS FANTASTIC SOUTH FACING GARDEN PLOT IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance porch, entrance hall, bay fronted living room, dining room, play area/study and kitchen. The first floor landing then provides access to three bedrooms and a spacious four piece bathroom.

The property also benefits from gas fired central heating from combination boiler located in the understairs storage cupboard, double glazing, off-street parking, useful boarded-out and insulated attic space and an approximate 150ft, almost South facing garden to the rear.

The property is located in this quiet residential no-through road cul de sac location, within walking distance of Stapleford town centre with a wide variety of national and independent retailers. There is also easy access to ample outdoor space, including that of Hickings Lane and Bramcote Park. For those needing to commute, there are great transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property itself will make an ideal first time buy or young family home and we highly recommend an internal viewing.



ENTRANCE PORCH

6'7" x 3'11" (2.01 x 1.20)

uPVC panel and double glazed front entrance door set within a decorative archway with shaped windows surrounding the door, tiled floor, further panel and glazed Georgian-style door with windows either side leading through to the entrance hallway.

ENTRANCE HALL

13'8" x 7'6" (4.18 x 2.30)

Staircase rising to the first floor with decorative wood spindle balustrade and useful understairs storage cupboard which also houses the gas fired combination boiler (for central heating and hot water). Useful storage space with window to the side (not double glazed), electricity meter. Telephone point, radiator, wooden flooring. Internal doors leading through to the living room and dining room.

BAY FRONTED LIVING ROOM

14'11" x 10'11" (4.55 x 3.34)

Double glazed bay window to the front (with fitted blinds), coving, radiator, media points.

DINING ROOM

14'5" x 9'10" (4.41 x 3.00)

Radiator, coving, wooden flooring, double doors linking through the kitchen with windows to either side, archway opening through to the play room/study.

PLAY ROOM/STUDY

9'1" x 7'10" (2.79 x 2.39)

Double glazed window to the side (with fitted blinds), coving.

KITCHEN

17'2" x 8'1" (5.25 x 2.47)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with square edge work surfacing incorporating sunken sink with central mixer tap. Fitted four ring hob with extractor over and oven beneath. Plumbing for washing machine and dishwasher, integrated fridge/freezer, feature vertical radiator, double glazed windows to both the side and rear (with fitted blinds), LED spotlights, tiled floor, uPVC panel and double glazed exit door to outside with full height double glazed windows to either side of the door.

FIRST FLOOR LANDING

Double glazed window to the side (with fitted blinds), coving, decorative wood spindle balustrade. Doors to all bedrooms and bathroom.

BEDROOM ONE

13'4" x 10'0" (4.07 x 3.06)

Double glazed window with blinds to the front, radiator, coving.

BEDROOM TWO

14'5" x 9'10" (4.40 x 3.01)

Double glazed window to the rear overlooking the rear garden, radiator, coving.

BEDROOM THREE

9'3" x 7'5" (2.83 x 2.28)

Double glazed window to the front (with fitted roller blind), radiator, coving.

BATHROOM

9'7" x 7'3" (2.93 x 2.21)

Modern four piece suite comprising bathtub with waterfall-style mixer tap, separate tiled and enclosed shower cubicle with Bristan electric shower and glass screen/sliding door, push flush WC, wash hand basin with mixer tap with storage drawers beneath. Fully tiled walls and floor, chrome ladder towel radiator, double glazed window to the rear (with fitted blinds), loft access point to a boarded-out and insulated loft space with lighting and two Velux roof windows.

OUTSIDE

To the front of the property there is a lowered kerb entry point to a side-by-side tarmac driveway with decorative block paved edging, access to the front entrance door, pedestrian access leading down to the rear garden.

TO THE REAR

Spanning an approximate full depth of over 150ft, the rear garden benefits from an initial paved patio seating area (ideal for entertaining) accessed directly by the uPVC door from the kitchen. From the patio, there is a side access which leads to the driveway, an external lighting point and water tap. Beyond the patio, there is a generous size garden lawn (ideal for families and pets), with shaped flowerbeds and borders housing a wide variety of specimen bushes, shrubs, trees and plants. Approximately half way down the garden plot, there is a raised decked entertaining space with inset lighting points. The garden continues beyond the decking to a further lawn section, enclosed by conifers and hedgerow to the boundary lines, leading to a play area. At the foot of the plot, a gravel area leads through to a timber garden shed/bar.

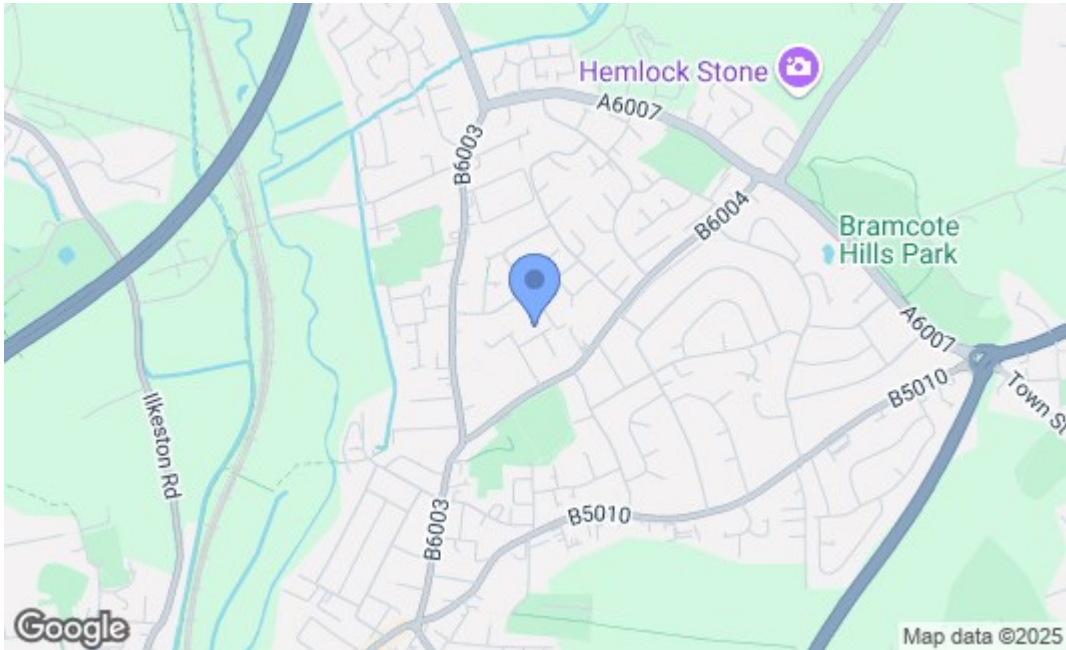
GARDEN BAR

Constructed of timber with power and lighting points, currently set out as a bar but could be used for a variety of purposes, with its own electrical breaker box. Adjoining the garden bar is a useful storage area.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane. Proceed past the entrance to the park and take a left hand turn onto Grenville Drive. Take a right hand turn onto Churchill Drive and the property can then be found on the right hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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.