Robert Ellis

look no further. . .

Mayfield Drive
Stapleford, Nottingham NG9 8JG

A THREE BEDROOM SEMI DETACHED HOUSE.

£270,000 Freehold

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A bay fronted three bedroom semi detached house situated towards the end of this no-through road in this prime residential location.

What sets this property apart from many is the useful attached outbuilding which offers great potential for a variety of uses. There is a covered passageway which gives access to the garage and also has vehicle access to the front. This continues through to a cabin-style area which has been transformed into a spa facility with six person hot tub (included in the sale), seating area and TV point. There is also a useful utility room and shower room. In addition to this, there is a cloakroom/WC and storage facility. The spa area opens through to the garden.

The rear garden is attractively landscaped and has been designed with ease of maintenance in mind, offering a degree of privacy, with patio areas, as well as a section laid to artificial lawn, along with additional storage facility. To the front, the property boasts off-street parking for up to three vehicles.

Centrally heated and double glazed, the accommodation comprises entrance hall, living room, partially open to a dining room with a sun lounge beyond. There is a modern fitted kitchen with door leading to the side passageway. Rising to the first floor, the landing provides access to three proportioned bedrooms and modern shower room/WC.

Situated in this popular residential suburb, Mayfield Drive is on the border of Stapleford and Bramcote, and is a great position for families and commuters alike as schools for all ages are within easy reach, as is open space including Hemlock Stone and Bramcote Hills Park. The A52 is a short drive away linking Nottingham and Derby, as well as Junction 25 of the M1 motorway.

This property is ideal for families and with the additional outbuildings offers great potential for a variety of buyers. Internal viewing is highly recommended.

ENTRANCE HALL
11'8" x 5'10" (3.56 x 1.8)
Telephone point, stairs to the first floor with understair alcove, radiator, double glazed window and door to the front. Door to kitchen and opening to living room.

LIVING ROOM
13'8" into bay x 13'0" (4.19 into bay x 3.98)
Multi media points, including HDMI and SCART, power socket for wall mounted TV. Radiator, double glazed bay window to the front, open to the dining area.

DINING AREA
10'3" x 8'11" (3.14 x 2.74)
Flat panel radiator, patio doors leading to sun lounge.

KITCHEN
10'2" x 9'10" (3.12 x 3.01)
Range of modern fitted wall, base and drawer units with work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Built-in electric oven, four ring gas hob and extractor hood over. Plumbing for dishwasher, cupboard housing wall mounted gas combination boiler (for central heating and hot water). Double glazed window to the rear, double glazed door to the covered passageway.

FIRST FLOOR LANDING
Double glazed window, loft hatch.

BEDROOM ONE
13'7" into bay x 11'2" (4.16 into bay x 3.42)
Fitted wardrobes to one wall, table recess with drawers, vanity area. Radiator, double glazed bay window to the front.

BEDROOM TWO
10'4" x 12'1" (3.17 x 3.70)
Radiator, double glazed window to the rear.

BEDROOM THREE
8'11" reducing to 6'8" x 7'10" (2.74 reducing to 2.05 x 2.41)
Built-in cupboard, radiator, double glazed window to the front.

SHOWER ROOM
5'8" x 6'11" (1.74 x 2.11)
Modern three piece suite comprising wash hand basin with vanity unit, low flush WC, large walk-in shower enclosure with twin rose thermostatically controlled shower system. Tiling to walls, heated towel rail, double glazed window.

OUTSIDE
To the front is a forecourt providing parking for up to three vehicles and gives access to the garage and gate-style door to covered passageway.

COVERED PASSAGEWAY
Hot and cold water connections, access to garage, through to cabin and spa area.

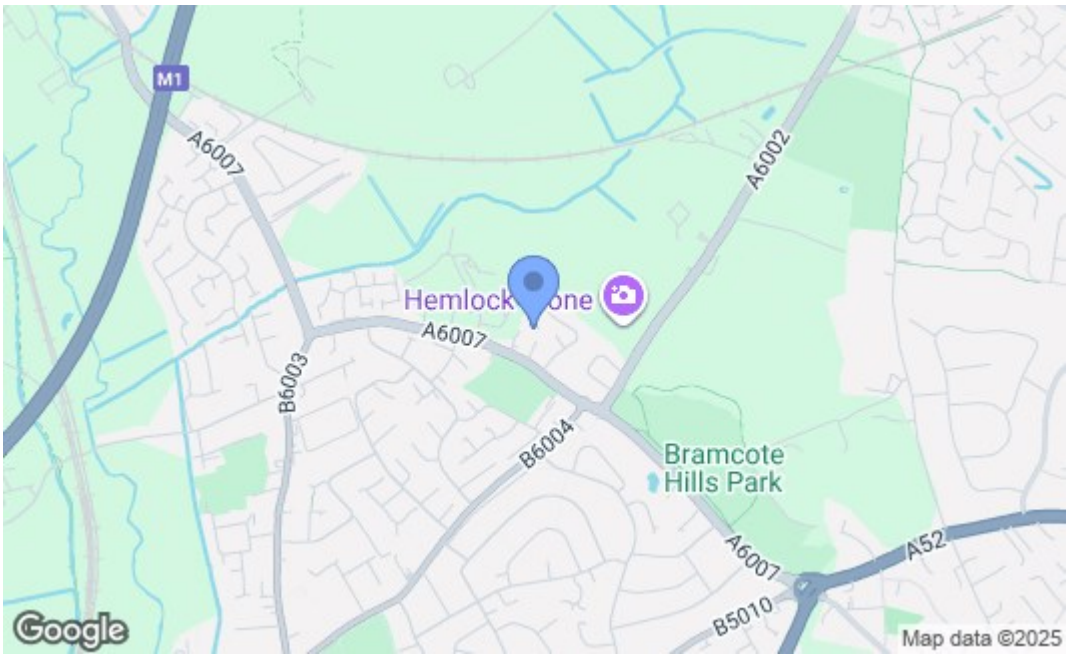
GARAGE
20'0" x 7'11" (6.10 x 2.42)
Concrete sectional construction with up and over door, light and power.

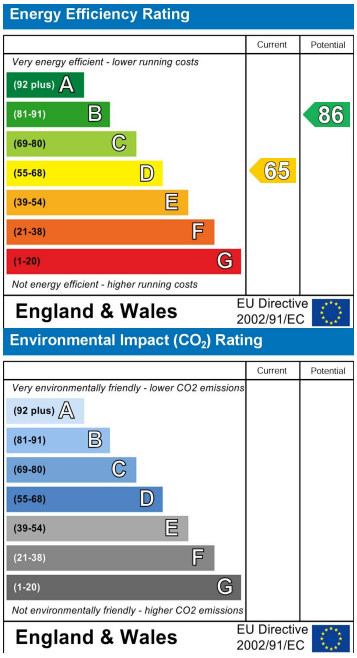
CABIN/SPA
17'8" x 10'9" (5.40 x 3.3)
Complete with six person hot tub, TV point, light and power, seating area leads to utility room and shower. Access to cloakroom/WC housing a two piece suite comprising wash hand basin, low flush WC, and walk-in store area.

UTILITY & SHOWER ROOM
9'6" x 7'10" (2.92 x 2.39)
The utility area has plumbing and space for washing machine, tumble dryer and wall mounted cupboards. The shower area has a walk-in shower enclosure with electric shower.

TO THE REAR
The rear garden is fenced and enclosed, offering a good degree of privacy. Patio area, steps leading to the main lawn, with further patio and seating area, section of garden laid to artificial lawn providing a low maintenance garden. The seating area also include a veranda adjacent to the cabin/spa area and behind that is an additional external store, light and power.

SUN LOUNGE
9'4" x 7'3" (2.87 x 2.21)
Timber lean-to construction with single glazed windows, patio doors from the dining area, French doors and further door to the garden.





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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