Robert Ellis

look no further. . .

Dryden Court
Stapleford, Nottingham NG9 8LL

A THREE BEDROOM FIRST FLOOR MAISONETTE.

£110,000 Leasehold

ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS ADAPTED THREE BEDROOM FIRST FLOOR MAISONETTE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

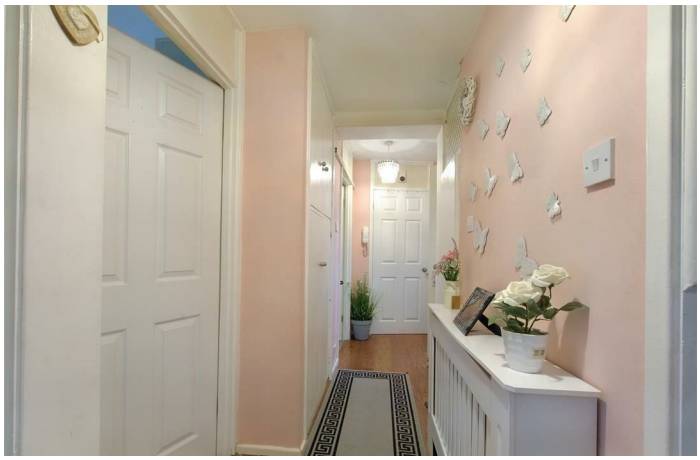
With accommodation on one level on the first floor which comprises a closed in balcony dining area, inner hallway, three bedrooms, four piece bathroom suite, kitchen and living room.

The property benefits from uPVC double glazing, electric heating and well presented accommodation throughout.

The property would certainly make an ideal first time buy or young family property as the property is located within close proximity of excellent nearby schooling for all age. There is also easy access to a vast array of open spaces including Ilkeston Road Recreation Ground, Hickings Lane Park and Bramcote Park.

Originally, two bedrooms, one of the bedrooms has been split to create a third bedroom both with double glazed windows to the rear. However, if required, this could be put back to one larger room to suit needs.

We would highly recommend an internal viewing to appreciate the property as a whole.



FILLED IN BALCONY/DINING ROOM
9'6" x 8'5" (2.90 x 2.57)

MAIN FLAT ENTRANCE DOOR (DUE TO BE REPLACED AT SOM
Double glazed windows to the front and further panel and glazed door to the inner hallway.

INNER HALLWAY
14'2" x 4'9" (4.34 x 1.46)
Security phone intercom entry system, storage heater, useful deep storage cupboard, doors to all bedrooms, kitchen and living space, airing cupboard housing hot water cylinder and useful double cloaks/storage cupboard.

LOUNGE
15'9" x 10'4" (4.81 x 3.16)
Double glazed window to the front with fitted blinds, storage heater and media points.

KITCHEN
11'8" x 9'3" (3.56 x 2.82)
Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board with central mixer tap and tiled splashbacks, plumbing for washing machine, double glazed window to the front (with fitted blinds), space for cooker, in-built fridge and freezer, tiled floor and wall mounted storage heater.

BEDROOM ONE
11'0" x 9'10" (3.37 x 3.02)
Double glazed window to the rear (with fitted blinds) and storage heater.

BEDROOM TWO
9'6" x 7'9" (2.92 x 2.38)
Double glazed window to the rear and coving.

BEDROOM THREE
9'3" x 5'4" (2.83 x 1.64)
Double glazed window to the rear and coving.

BATHROOM
9'10" x 6'1" (3.01 x 1.87)
Four piece suite comprising panel bath, separate tiled and enclosed shower cubicle with Mira Go electric shower, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Fully tiled walls and floor, wall mounted mirror fronted bathroom cabinet, uPVC double glazed window to the rear.

OUTSIDE
Communal grounds and garden with no official ownership of any of the outdoor space, making ease of maintenance. The grounds are maintained via Broxtowe Borough Council.

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 and proceed past the entrance to the park. Continue past HIckings Lane Medical Practice and take a left hand turn onto Melbourne Road and follow the bend in the road to the right. Dryden Court can then be found on the left hand side with the property identified by our For Sale board in the communal green at the front.

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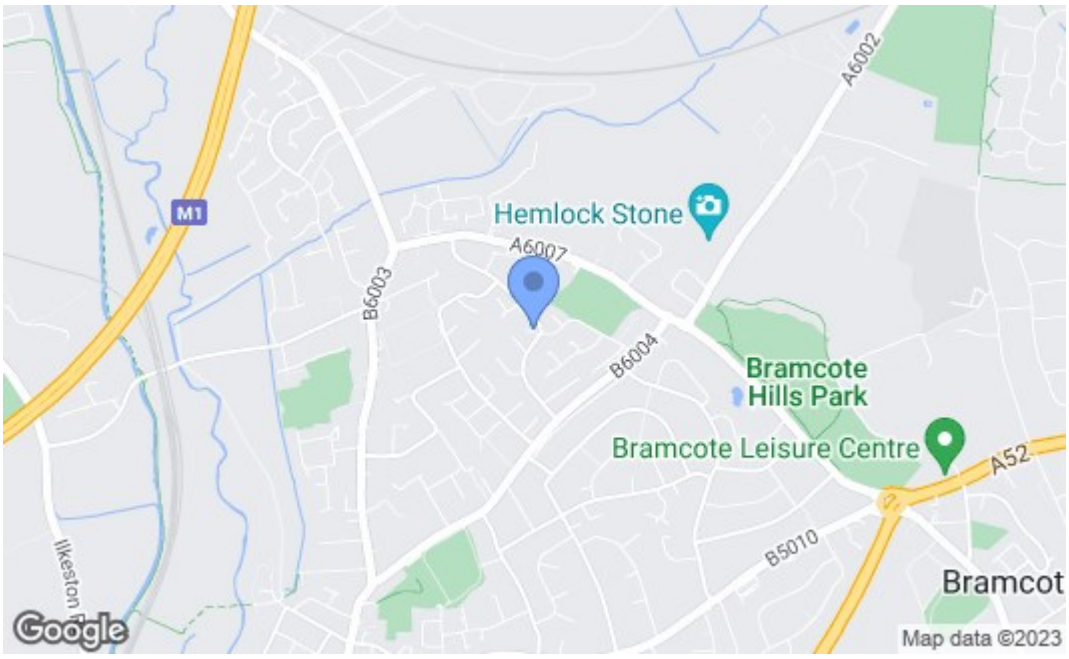

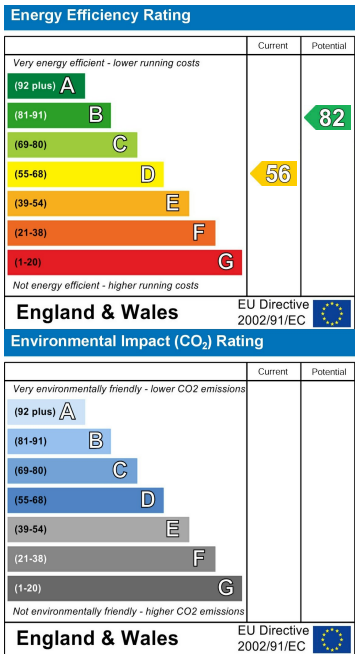

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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