Robert Ellis

look no further. . .

Kennedy Drive
Stapleford, Nottingham NG9 8HW

A FULLY RENOVATED EXTREMELY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE.

£250,000 Freehold

0115 949 0044

/robertellisestateagent

@robertellisea

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS TOTALLY RENOVATED, EXTREMELY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS FAVOURED AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floor, the ground floor comprises entrance hall, living room and open plan dining kitchen. The first floor landing then provides access to three bedrooms and a newly fitted bathroom suite.

Other benefits to the property include a full scheme of renovations including newly fitted windows and doors, newly fitted kitchen and bathroom, totally redecorated and floor covered throughout, block paved driveway and smartened up gardens to the rear.

The property sits within an established and favoured residential location within easy reach of excellent nearby schooling for all ages, as well as good transport links 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 that the property would make an ideal first time buy or young family home and we highly recommend internal viewing to fully appreciate the renovation works undertaken to the property.

ENTRANCE HALL
8'1" x 5'8" (2.47 x 1.75)
Composite front entrance door with full height double glazed windows to either side of the door, designer radiator, panelling to dado height, staircase rising to the first floor with natural oak effect laminate flooring. Opening through to the living space.

LOUNGE
13'6" x 13'5" (4.14 x 4.10)
Matching to the hallway natural oak effect laminate flooring, double glazed window to the front with fitted blinds, designer radiator, media points and useful understairs storage cupboard which also houses the gas and electricity meters. Opening through to dining kitchen.

DINING KITCHEN
16'7" x 11'2" (5.06 x 3.42)
The kitchen area is equipped with a matching range of newly fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board with central mixer tap, counter level fitted Zanussi induction hob with extractor fan over, integrated eye level oven and combination grill oven, integrated fridge, freezer, dishwasher and washing machine, double glazed window to the rear with fitted blinds, matching to the living room natural oak effect laminate flooring, breakfast bar space, ample space for large dining table and chairs, double glazed French doors to the rear opening out to the garden patio area and spotlights.

FIRST FLOOR LANDING
Double glazed window to the side with fitted blinds, panelling to dado height, glass balustrade, doors to all bedrooms and bathroom, loft access point to a partially boards, lit and insulated loft space.

BEDROOM ONE
12'10" x 9'7" (3.92 x 2.94)
Double glazed window to the front, designer radiator, media point and part wall panelling.

BEDROOM TWO
11'1" x 9'10" (3.38 x 3.02)
Double glazed window to the rear overlooking the rear garden, designer radiator, media points and boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

BEDROOM THREE
9'6" x 6'5" (2.91 x 1.98)
Double glazed window to the front, designer radiator and useful overstairs storage box.

BATHROOM
6'5" x 5'4" (1.98 x 1.63)
Newly fitted three piece suite comprising bath with mixer tap and mains ran shower over with glass shower screen, wash hand basin with matching to the bath mixer tap, storage drawers beneath, push flush WC. Partial wall tiling, wall mounted towel radiator, spotlights and double glazed window to the rear.

OUTSIDE
To the front there is an extensive recently laid block paved driveway providing ample off-street parking which in turn provides access to the front entrance door and continues down the right hand side of the property providing further off-street parking space. At the side of the driveway there is an outside water tap and the driveway then opens out into the rear garden.

REAR GARDEN
Concrete base for a garage should the onward purchaser decide to construct a garage or a cabin/garden office (if required). The garden is tiered into two separate lawn sections being enclosed by timber fencing and hedgerows to the boundary line with a good size paved seating area (ideal for entertaining).

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, veer left onto Pasture Road and proceed in the direction of Trowell. Look for and take a right hand turn onto Kennedy Drive and follow the bends in the road around before eventually finding the property on the right hand side identified by our For Sale board.

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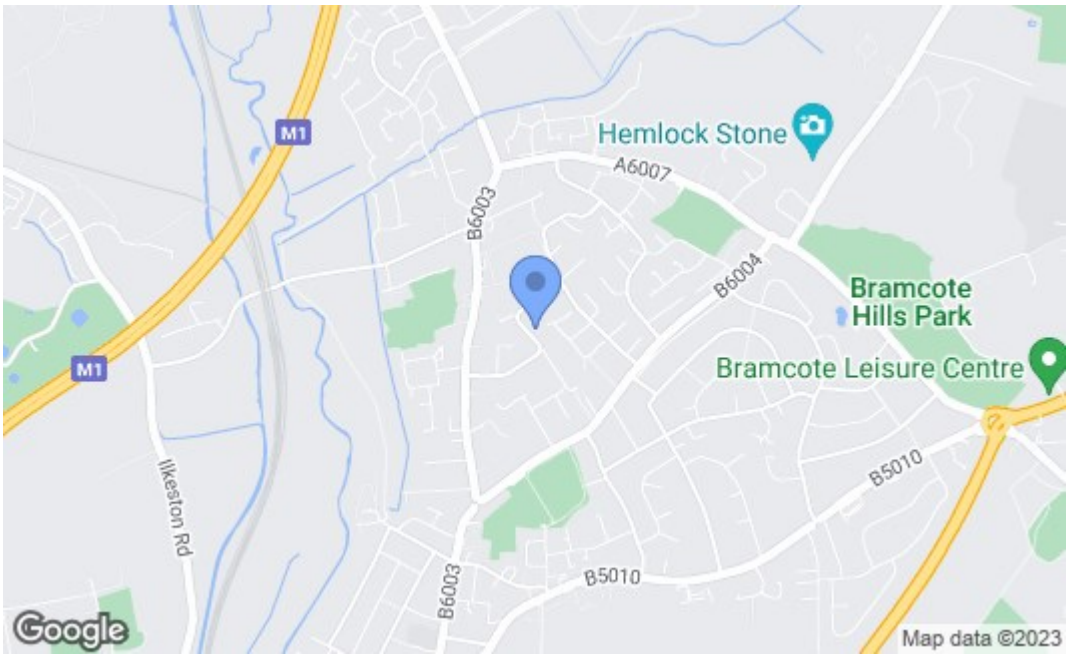

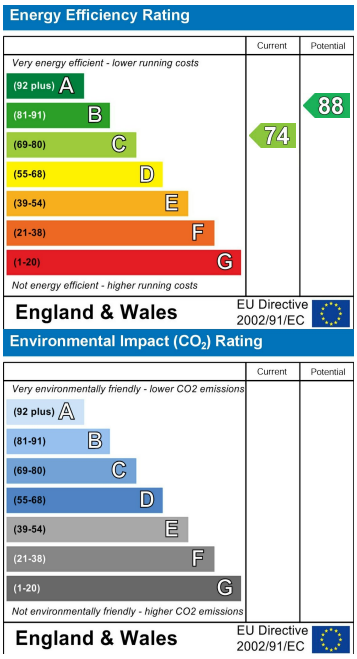

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044