



**Brampton Drive  
Stapleford, Nottingham NG9 7JJ**

**£425,000 Freehold**

A RECENTLY RENOVATED FOUR  
BEDROOM DETACHED FAMILY HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH NO UPWARD CHAIN THIS RECENTLY RENOVATED FOUR BEDROOM DETACHED FAMILY HOUSE POSITIONED IN THIS POPULAR AND ESTABLISHED CATCHMENT LOCATION SITUATED AT THE TOP OF THE HILL IN STAPLEFORD WITHIN EASY REACH OF GEORGE SPENCER ACADEMY.

With accommodation over two floors, the ground floor comprises entrance hallway, through lounge/diner with opening through to the kitchen and separate utility space, and WC. The first floor landing provides access to four bedrooms and a bathroom suite.

The property also benefits from gas fired central heating from combination boiler (located in the attic space), block paved driveway providing off-street parking, integral garage, front and rear gardens.

The property is situated within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy. There is also easy reach to the shops and services within Stapleford town centre, 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 ideally suit that of a growing family wanting to make use of the nearby schooling and transport links. We highly recommend an internal viewing.



### ENTRANCE HALL

15'3" x 6'11" (4.66 x 2.11)

Composite and double glazed front entrance door with double glazed window to the side of the door, staircase rising to the first floor, laminate flooring, radiator, spotlights and doors to living room, kitchen and WC.

### WC

6'2" x 3'9" (1.89 x 1.15)

Two piece suite comprising push flush WC and wash hand basin with hot and cold water feed, tiled splashbacks, window to side (non-double glazed), wall mounted electrical consumer unit.

### THROUGH LOUNGE DINING SPACE

max 25'3" x 15'3" reducing to 11'10" (max 7.71 x 4.66 reducing to 3.61)

Double glazed window to the front, double glazed French doors opening out to the rear garden with double glazed windows to either side of the French doors, two radiators, matching to the hallway laminate flooring, wall light points, spotlights, media points and wall hung remote control effect electric fire. Opening through to the kitchen.

### KITCHEN SPACE

9'6" x 11'10" (2.90 x 3.61)

The kitchen comprises a re-fitted range of matching base and wall storage cupboards with square edge work surfacing incorporating counter-level sink and inset drainer, fitted Russell Hobbs four ring induction hob with extractor hood over, integrated eye level oven and grill, in-built fridge and freezer, integrate dishwasher, radiator, spotlights, double glazed window to the rear, matching laminate flooring to the living room and hallway, door back through to the hallway, opening through to the dining space, uPVC panel and double glazed exit door to the utility room.

### UTILITY ROOM

12'6" x 9'6" (3.83 x 2.91)

uPVC double glazed French doors opening out to the rear garden with double glazed window to the side of the door, matching to the kitchen fitted base storage cupboard with roll top work surface space above, plumbing for washing machine, tiled floor, radiator and personal access door to the garage.

### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Loft access point with fitted pull down ladders giving access to the partially boarded and insulated loft space which also houses the gas fired combination boiler (for central heating and hot water). Useful storage cupboard.

### BEDROOM ONE

18'2" x 12'7" (5.55 x 3.85)

Dual aspect room with double glazed windows to the front and rear, radiator and wall light points.

### BEDROOM TWO

12'3" x 11'7" (3.74 x 3.55)

Double glazed window to the rear and radiator.

### BEDROOM THREE

11'6" x 11'5" (3.53 x 3.48)

Double glazed window to the front and radiator.

### BEDROOM FOUR

7'9" x 6'11" (2.37 x 2.11)

Double glazed window to the front and radiator.

### BATHROOM

9'5" x 7'5" (2.89 x 2.27)

Three piece suite comprising bath with central mixer tap, dual attachment mains shower over and glass shower screen with useful inset bathroom shelving, hidden cistern push flush WC and wash hand basin with mixer tap, tiled splashbacks and storage cabinets beneath. Tiled walls, partial wall tiling splashbacks, double glazed window to the rear, spotlights, extractor fan and chrome heated ladder towel radiator.

### OUTSIDE

To the front of the property there is a block paved driveway accessed via lowered kerb frontage providing off-street parking for two/three vehicles (depending on the size of the car). This then leads to the integral garage via pedestrian door and main up and over door. Shaped lawn and pathway to the front entrance door.

### REAR GARDEN

Enclosed by timber fencing to the boundary line and offers an initial paved patio seating area leading onto a shaped lawn section and planted borders housing a variety of bushes and shrubbery. External water tap and lighting point.

### REDUCED SIZE GARAGE

15'5" x 7'11" (4.71 x 2.42)

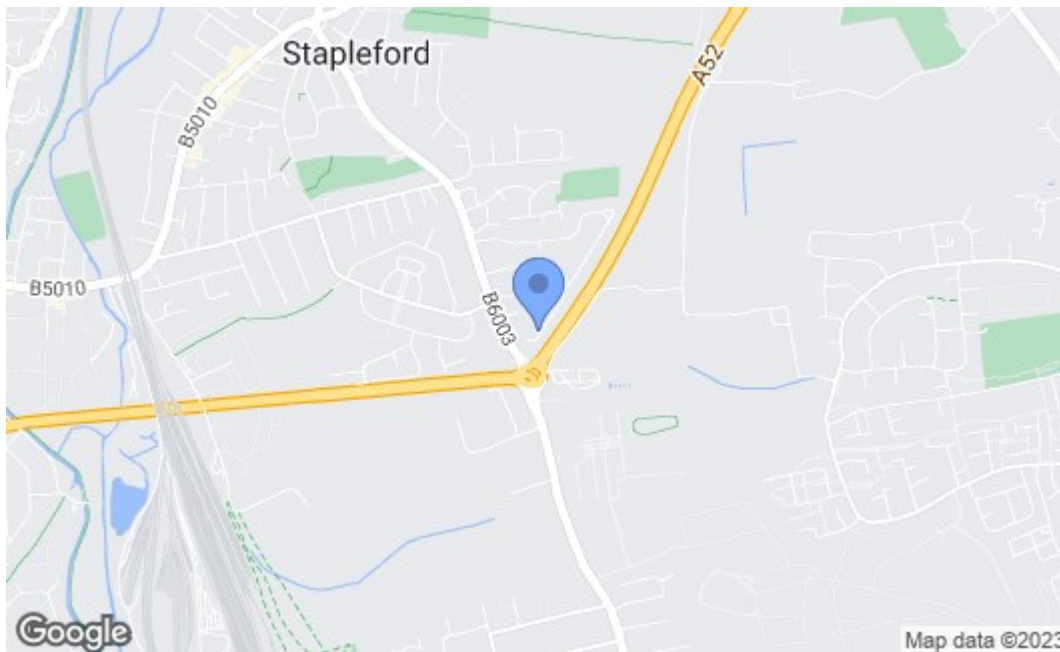
Pedestrian and up and over doors to the front, personal access door to the rear opening into the utility room, power and lighting points.

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield School and continue in the direction of Bardills roundabout. Look for and take a left hand turn onto Darkey Lane and then take a right turn onto Brampton Drive. Continue towards the head of the cul de sac and the property can be found on the right hand side, identified by our For Sale board.

Ref: 7825NH





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			
		45	78
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.