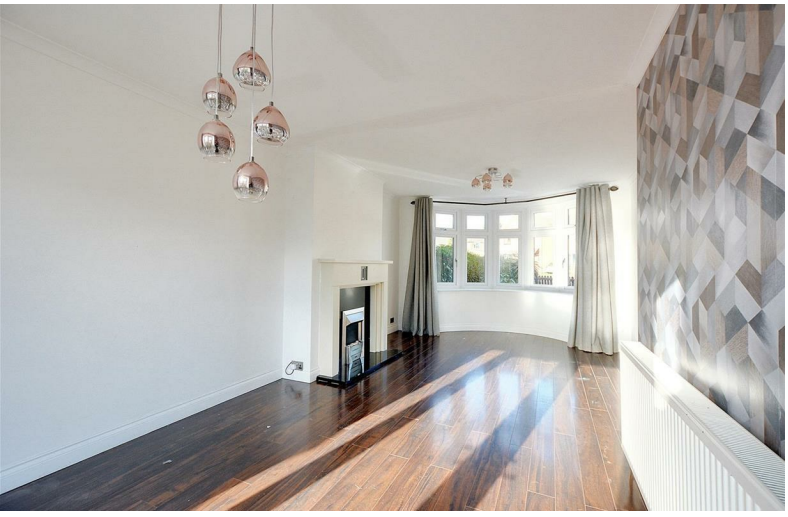
Robert Ellis

*look no further. . .*



Brampton Drive
Stapleford, Nottingham NG9 7JJ

A DOUBLE HEIGHT BAY FRONTED WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

**£249,950 Freehold**

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS EXTREMELY WELL PRESENTED DOUBLE HEIGHT BAY FRONTED WESTERMAN HOMES CONSTRUCTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS SOUGHT-AFTER AND ESTABLISHED RESIDENTIAL CATCHMENT CUL DE SAC NO THROUGH ROAD LOCATION.

With traditional accommodation over two floors, the ground floor comprises entrance hall, through lounge/diner, and kitchen. The first floor landing then provides access to three bedrooms and a modern bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, and enclosed garden to the rear.

The property sits favourably in close proximity of excellent nearby schooling for all ages, such as William Lilley, Fairfield and George Spencer. There is also easy access to the shops and services within Stapleford town centre, Queen Elizabeth Park (incorporating tennis courts, bowling green and children's play area), as well as good transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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

## ENTRANCE HALL
11'1" x 6'6" (3.40 x 2.00)
Feature composite and double glazed front entrance door with double glazed square inserts and full height double glazed window to the side of the door, radiator, meter cupboard, Karndean flooring, staircase rising to the first floor, open spindle display balustrade. Internal doors to the lounge and kitchen.

## THROUGH LOUNGE/DINER
22'10" x 11'7" (6.97 x 3.55)
The living area consists of a five window double glazed bay window to the front, feature fire surround incorporating pebble effect fire, media points, radiator, coving, laminate flooring. Opening through to the dining area with matching laminate flooring, radiator, double glazed French doors opening out to the rear garden, coving.

## KITCHEN
10'0" x 8'11" (3.05 x 2.74)
The kitchen comprises a range of matching fitted handleless and curved soft closing base and wall storage cupboards incorporating curved edged corner cupboards with square edge work surfacing incorporating single sink and drainer with pullout spray hose mixer tap, Karndean flooring, fitted four ring ceramic hob with oven beneath and extractor fan over, feature tiled splashbacks, integrated fridge/freezer, washing machine, dishwasher and boiler cupboard housing the gas fired combination boiler (for central heating). Double glazed window to the rear (with fitted roller blind), composite uPVC double glazed side exit door to outside, spotlights.

## FIRST FLOOR LANDING
Doors to all bedrooms and bathroom, double glazed window to the side (with fitted blinds), loft access point.

## BEDROOM ONE
13'1" into bay x 11'5" (4.00 into bay x 3.50)
Five window double glazed bay window to the front, radiator, TV and telephone points, coving, spotlights.

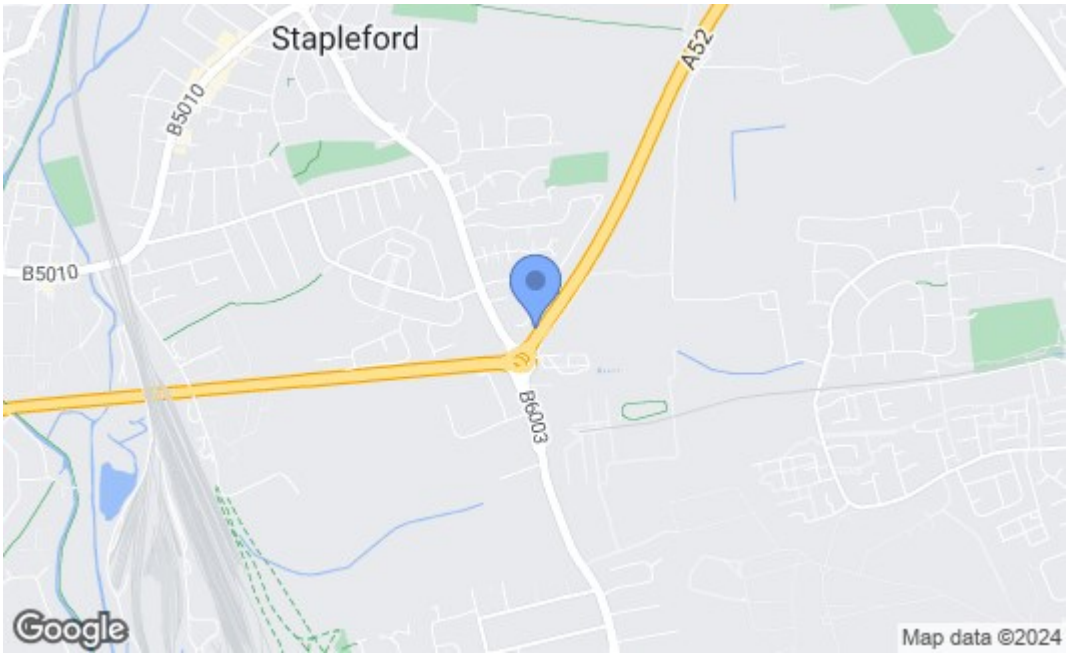
## BEDROOM TWO
11'8" x 9'4" (3.58 x 2.85)
Double glazed window to the rear, radiator, TV point, coving.

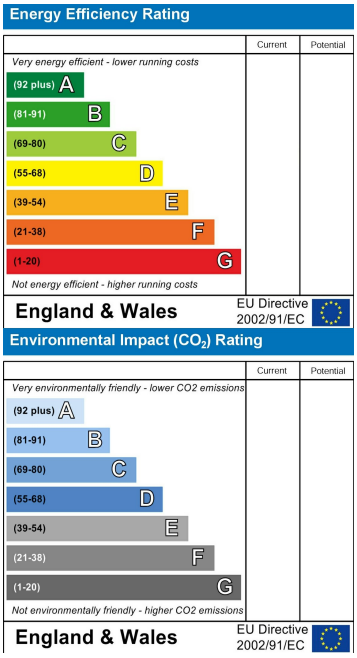
## BEDROOM THREE
6'10" x 6'9" (2.10 x 2.08)
Double glazed window to the front (with fitted blinds), radiator, useful double fitted storage cupboard.

## BATHROOM
6'11" x 5'4" (2.12 x 1.64)
Modern white three piece suite comprising "P" shaped bath with glass shower screen and mains dual attachment shower over, wash hand basin with mixer tap, push flush WC. Feature partially tiled walls, vinyl floor covering, double glazed window to the rear (with fitted blinds), extractor fan, ladder towel radiator.

## OUTSIDE
To the front of the property there is a block paved driveway providing off-street parking with double wrought iron gates providing access to the rear garden. Water soakaway and the front garden consists of decorative shaped lawn with planted borders housing a variety of bushes and shrubbery to the boundary lines. The block paving continues from the front providing access to the feature front composite entrance door with fixed wall light points. The block paving then carries under the double glazed bay window to the front. Beyond the double gates there is a paved side courtyard area opening out to the rear garden with useful externally accessed understairs storage cupboard with power and lighting. The rear garden consists of a good size decked area (ideal for entertaining) with decorative picket fence and gate providing access to a shaped lawn section enclosed by timber fencing with concrete posts and gravel boards to the boundary line. There is an outside water tap, security light and included in the sale is a detached storage shed which also has the benefit of its own power and lighting source.

## 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 an eventual left turn past the Morrisons convenience store/petrol station onto Darkey Lane and take the first right onto Brunswick Drive. At the "T" junction, turn right onto Brampton Drive and the property can be found on the left hand side, identified by our For Sale board. Ref: 8454NH




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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