

**Devonshire Drive  
Stapleford, Nottingham NG9 8GW**

**£219,950 Freehold**

AN EXTREMELY WELL PRESENTED THREE  
STOREY, THREE BEDROOM BAY FRONTED  
SEMI DETACHED HOUSE.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED THREE STOREY, BAY FRONTED, THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL NO-THROUGH ROAD LOCATION AT THE EDGE OF STAPLEFORD.

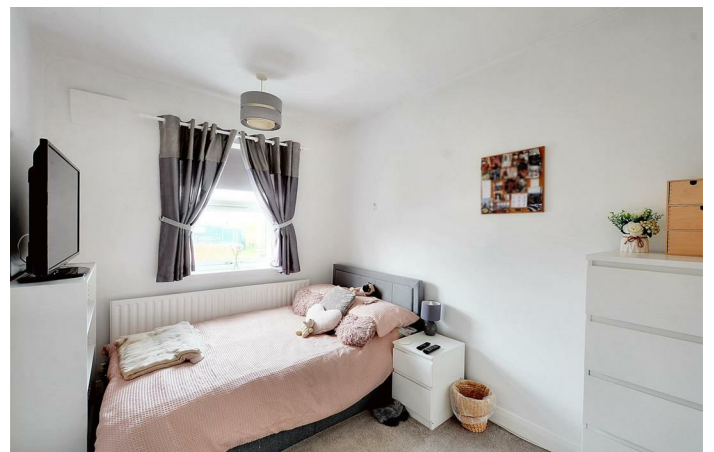
With accommodation over three floors, the ground floor comprises entrance hall, bay fronted living room, dining area, kitchen and utility space. The first floor landing then provides access to two bedrooms and principal bathroom, whilst a further turning staircase then rises to the attic top floor bedroom.

The property also benefits from gas fired central heating combination boiler fitted approximately 5 years ago (still under warranty), double glazing, lowered kerb entry and off-street parking to the front, and a generous South-facing garden space to the rear incorporating a garden bar area.

The property is located favourably within close proximity of excellent nearby schooling for all ages. There is also easy access to good road networks and 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.

There is also easy access to Ilkeston train station and the shops, services and amenities in the nearby town centre, as well as Ilkeston and Beeston.

Due to the property's ready to move into condition it would make an ideal first time buy or young family home. We highly recommend an internal viewing.



## ENTRANCE HALL

4'0" x 2'11" (1.24 x 0.90)

uPVC panel and double glazed front entrance door, radiator, staircase rising to the first floor. Door to lounge.

## LOUNGE

13'0" x 12'11" (3.98 x 3.96)

Double glazed bay window to the front (with three individually fitted blinds), two radiators, media points, coving, understairs storage cupboard housing the meters and Adam-style fire surround incorporating stone effect gas fire. Double doors to the dining area.

## DINING AREA

16'10" max x 9'4" (5.14 max x 2.86)

Radiator, double glazed window to the side (with fitted blinds), decorative coving, Karndean flooring throughout the ground floor. Opening through to the kitchen area.

## KITCHEN AREA

15'11" x 6'6" (4.86 x 2.00)

Comprises a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating single sink and draining board with central mixer tap, fitted four ring gas hob with AEG extractor fan over and Indesit oven below, plumbing for washing machine, double glazed window to the rear overlooking the rear garden (with fitted blinds), double glazed French doors opening out to the rear garden decking (also with fitted blinds), decorative tiled splashbacks. Archway opening through to the utility area.

## UTILITY AREA

Space for a full height fridge/freezer and tumble dryer, also houses the gas fired combination boiler (still under warranty) (for central heating and hot water purposes). There is also the benefit of both power and lighting.

## FIRST FLOOR LANDING

Turning staircase rising to the top floor with decorative open spindle balustrade, double glazed window to the side. Doors to bedrooms one, three and bathroom.

## BEDROOM ONE

16'4" x 10'1" (5.00 x 3.08)

Double glazed window to the front (with fitted blinds), radiator, TV point, fitted understairs storage cupboard.

## BEDROOM THREE

11'11" x 7'11" (3.64 x 2.43)

Double glazed window to the rear overlooking the rear garden, radiator, TV point.

## BATHROOM

8'5" x 8'2" (2.58 x 2.50)

Modern white four piece suite comprising large tiled and enclosed shower cubicle with glass screen and sliding door with dual mains attachment shower, wash hand basin with waterfall style mixer tap and double storage drawers beneath, panel bath with waterfall style mixer tap, decorative tiled splashbacks, push flush WC. Double glazed window to the rear (with fitted roller blind), wall mounted bathroom cabinet, spotlights, extractor fan, chrome ladder towel radiator.

## SECOND FLOOR LANDING

Wall light point, Velux roof window to the rear (with fitted slide down blind), useful storage cupboard to the top of the stairs. Door to bedroom two.

## BEDROOM TWO

13'3" x 11'6" (4.04 x 3.53)

Velux roof windows to the front and the rear (both with fitted slide down blinds), eaves storage space, wall mounted electric heater, TV point.

## OUTSIDE

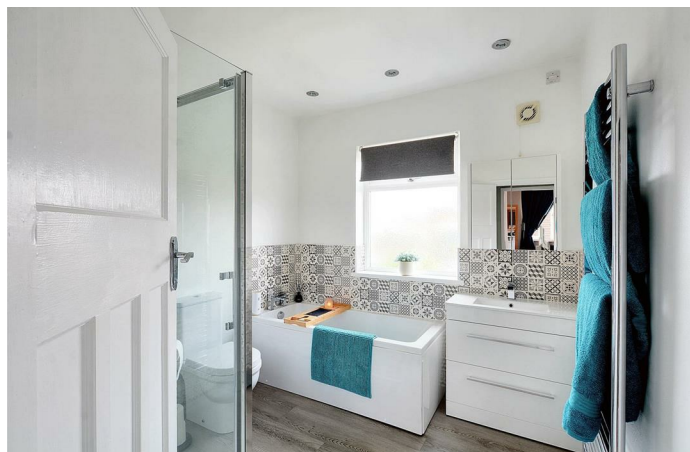
To the front there is a lowered kerb entry point to a block paved driveway providing off-street parking, access to the front entrance door, pedestrian gated access leading to the rear garden.

## TO THE REAR

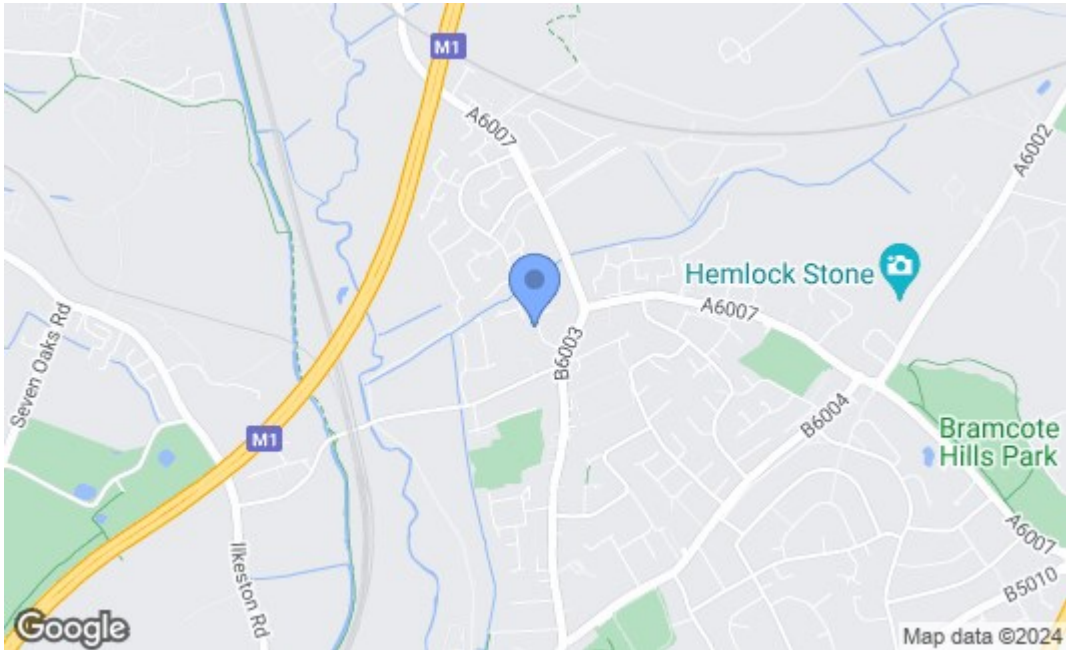
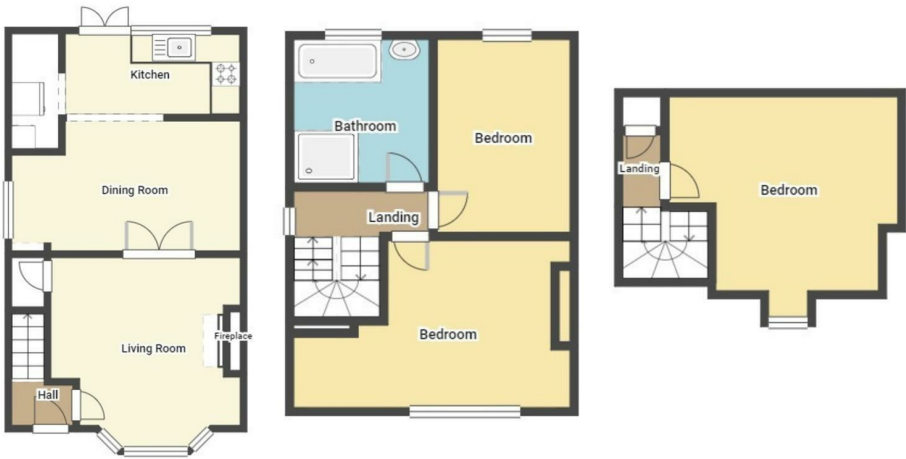
The South-facing rear garden is enclosed by timber fencing to the boundary lines offering a good overall size, with a large initial decked patio entertaining space. This then leads onto a shaped lawn with planted and edged flower borders housing a variety of bushes and shrubbery. To the foot of the plot there is a raised secondary timber decked area with covered seating area/bar measuring 3.89 x 2.51m. Attached to the side of the bar area there is a pitched roof timber storage shed. Within the garden there is pedestrian gated access back to the front, external hot and cold water taps, lighting point and power.

## 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 into Pasture Road and proceed in the direction of Trowell. After the turning for Moorbridge Lane, take the next left onto Devonshire Drive and follow the bend in the road before finding the property on the left hand side.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	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		
England & Wales 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.