



Kennedy Drive
Stapleford, Nottingham NG9 8HT

£235,000 Freehold

A THREE BEDROOM GEORGE WIMPEY
HOMES SEMI DETACHED HOUSE.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED GEORGE WIMPEY CONSTRUCTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND WELL ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, living room, dining room and kitchen. The first floor landing then provides access to three bedrooms and a three piece modern white bathroom suite.

Other benefits to the property include gas fired central heating from combi boiler, double glazing, front and rear gardens, off-street parking and detached brick built garage to the rear.

The property sits favourably within this popular and established residential location within close proximity of good schooling for all ages nearby. There is also easy access to the shops and services within Stapleford town centre, an array of outdoor space and good nearby 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 highly recommend an internal viewing.



ENTRANCE HALL

13'5" x 5'11" (4.10 x 1.82)

uPVC panel and double glazed front entrance door with matching double glazed panel and window to the side of the door, radiator, staircase rising to the first floor, doors to kitchen and living room, useful understairs storage cupboard housing the meters.

LOUNGE

12'10" x 10'4" (3.92 x 3.15)

Double glazed window to the front with fitted blinds, coving, door back to the hallway, opening through to the dining room, media points, Adam-style fire surround incorporating coal effect living flame gas fire.

DINING ROOM

11'4" x 8'11" (3.46 x 2.72)

Sliding double glazed patio doors opening out to the rear garden with fitted vertical blinds, radiator, coving and opening through to the living room.

KITCHEN

11'3" x 7'4" (3.45 x 2.24)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and drainer with central mixer tap and tile splashbacks. Fitted Samsung counter-level hob with oven beneath, plumbing for washing machine and space for under-counter fridge or freezer, wall mounted gas fired combination boiler (for central heating and hot water), double glazed windows to the side and rear, uPVC panel and double glazed exit door to the garden, coving and archway to dining room.

FIRST FLOOR LANDING

Double glazed window to the side, doors to all bedrooms and bathroom, loft access point to a partially boarded, lit and insulated loft space via pulldown ladders.

BEDROOM ONE

12'11" x 9'10" (3.94 x 3.01)

Double glazed window to the front, radiator, coving and TV point.

BEDROOM TWO

10'9" x 9'10" (3.30 x 3.01)

Double glazed window to the rear overlooking the rear garden, radiator, coving and useful storage cupboard.

BEDROOM THREE

9'9" x 6'6" (2.98 x 2.00)

Double glazed window to the front, coving, radiator and overstairs storage box.

BATHROOM

7'4" x 6'5" (2.24 x 1.97)

Modern white three piece suite comprising panel bath with foldaway glass shower screen, mixer tap and mains ran shower over, wash hand basin and push flush WC. Partial wall tiling, double glazed window to the rear with fitted blinds and radiator.

OUTSIDE

To the front of the property there is a lawned garden with chipped bark planted borders having a variety of bushes and shrubbery, with dwarf brick boundary wall and hedgerow covering the boundary line. The front also offers off-street parking which leads down the right hand side of the property in turn through to the detached brick built garage and then offering gated access into the rear garden.

REAR GARDEN

The rear garden is enclosed by timber fencing to the boundary lines and offers an initial paved patio seating area accessed via the patio doors from the dining room and uPVC door from the kitchen. This in turn via a pathway leads to a further block paved seating area to the rear of the garage providing an additional seating/entertaining space. The garden also consists of a good size lawn section, planted borders housing a variety of mature specimen bushes and shrubbery. There is gated pedestrian access leading through to the garage, external lighting point and water tap. There is a personal access door into the garage.

DETACHED GARAGE

Brick built with an up and over door to the front, personal access and window to the side, power and lighting points.

DIRECTIONAL NOTE

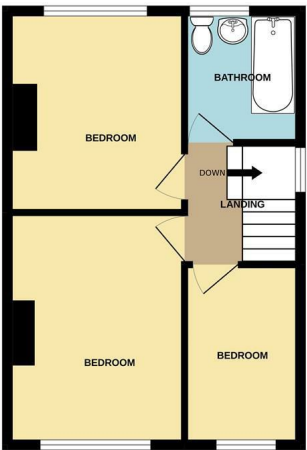
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn left into Pasture Road, look for and take an eventual right hand turn onto Kennedy Drive. The property can be found on the left hand side identified by our For Sale board.

Ref: 7683NH

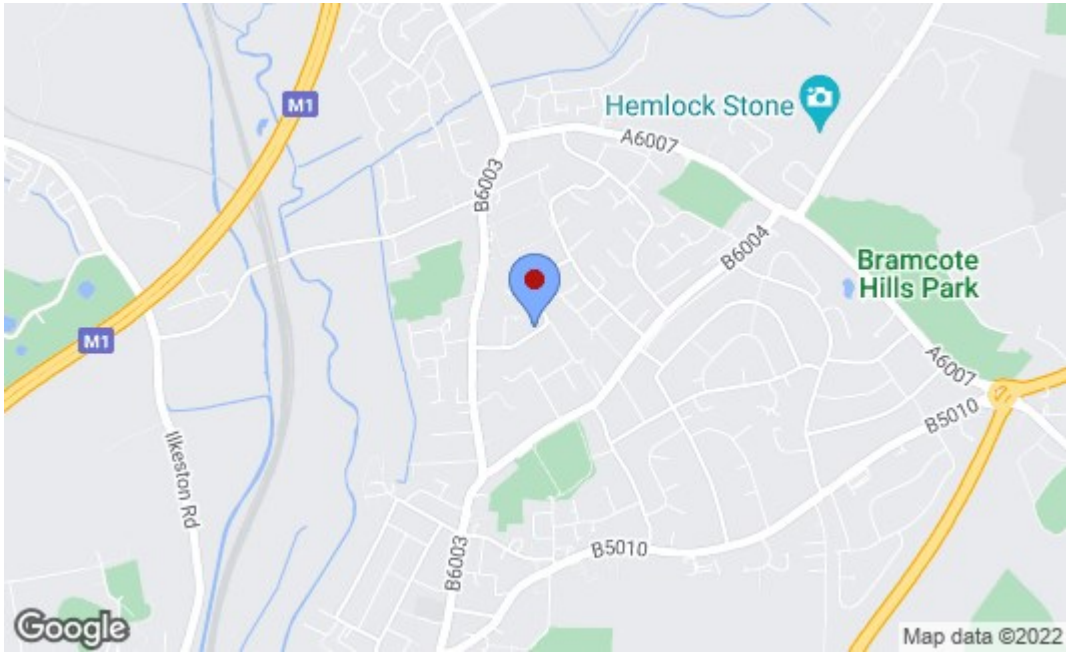


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ 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.