



Kennedy Drive
Stapleford, Nottingham NG9 8HW

AN EXTENDED THREE BEDROOM SEMI
DETACHED HOUSE.

£230,000 Freehold



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Benefitting from a useful cloaks/WC and conservatory, the Vendors have replaced the windows (not conservatory) with uPVC double glazing, as well as the front door which is of composite and contemporary design.

Further features of this property include gas fired central heating, block paved drive and forecourt providing ample off-street parking, generous detached brick built garage and good sized rear gardens.

Situated in this popular residential suburb, ideally placed for families and commuters alike as schools are within walking distance as is a regular bus service. The town centre of Stapleford is nearby and for those wishing to commute further afield, there are good road networks linking to the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the park and ride for the Nottingham tram.

Offered for sale with NO UPWARD CHAIN, this property is ideally suited to young families and first time buyers. We strongly recommend an early internal viewing to avoid disappointment.



ENTRANCE HALL

Double glazed window and composite double glazed front entrance door, stairs to the first floor, cupboard housing gas boiler (for central heating and hot water).

CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin and low flush WC.

LOUNGE

12'11" x 10'3" (3.94 x 3.13)

Flame effect gas fire, radiator and double glazed window to the front. Open to dining room.

DINING ROOM

10'9" x 8'10" (3.29 x 2.71)

Radiator, door and window leading to the conservatory.

CONSERVATORY

9'7" x 8'6" (2.93 x 2.61)

uPVC double glazed construction with aspect over the rear garden.

KITCHEN

10'9" x 7'4" (3.28 x 2.25)

Incorporating a fitted range of wall, base and drawer units with roll edge work surfacing and inset stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine and dishwasher. Appliance space, double glazed window and door to the rear.

FIRST FLOOR LANDING

Double glazed window hatch and ladder to boarded loft.

BEDROOM ONE

12'11" x 9'10" (3.94 x 3)

Radiator, double glazed window to the front.

BEDROOM TWO

11'1" x 9'10" (3.38 x 3)

Built-in airing cupboard with hot water cylinder, radiator, double glazed window to the rear.

BEDROOM THREE

9'8" x 6'5" (2.95 x 1.96)

Radiator, double glazed window to the front.

BATHROOM

Incorporating a three piece suite comprising pedestal wash hand basin, low flush WC and spa bath with electric shower over. Tiling to walls, radiator, double glazed window.

OUTSIDE

The property is set back from the road, partially open front garden with shrub borders, block paved forecourt and driveway providing ample off-street parking. The driveway continues along the side of the property giving access to a detached brick built garage. The rear garden is a generous size and enclosed with lawn, bedding and pathway leading to a further garden area at the foot of the plot with paved patio and seating area.

GARAGE

25'3" x 9'3" (7.7 x 2.83)

Brick built construction with up and over door, light and power, and courtesy door to the side.

DIRECTIONAL NOTE

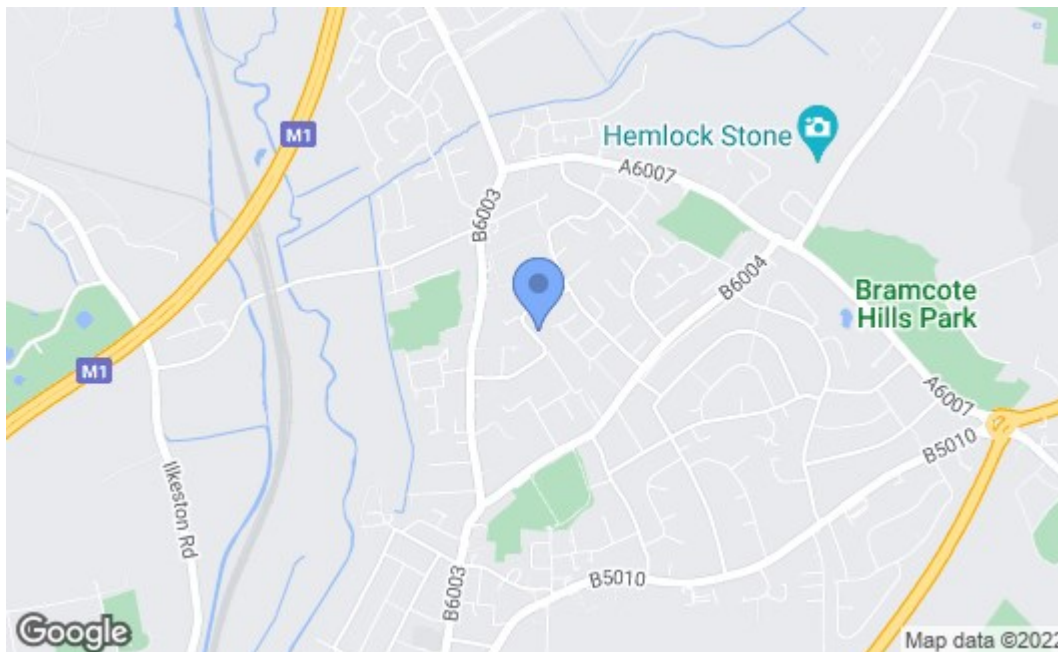
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Continue onto Pasture Road and after the small parade of shops turn second right onto Kennedy Drive. Follow the road around to the left where the property can be found on the right hand side identified by our For Sale board.

Ref: 7722PS





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
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			
(1-20) G			
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.