



Mayfield Drive  
Stapleford, Nottingham NG9 8JG

A DOUBLE HEIGHT BAY FRONTED  
TRADITIONAL SEMI DETACHED HOUSE.

**Offers Over £220,000 Freehold**



Robert Ellis are delighted to bring to the market with NO UPWARD CHAIN this traditional double height bay fronted three bedroom semi detached house situated within this popular and established residential location.

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

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

The property sits favourably within this popular and established residential location within easy access of good nearby schools for all ages. Also within easy reach of nearby well connected transport links such as the A52 for Nottingham and Derby, M1 Junction 25 Motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

For families there is also easy access to nearby open space such as Ilkeston Road recreational field, Hemlock Stone and Bramcote Park.

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



## PORCH

7'10" x 3'3" (2.40 x 1.00)

Panel and glazed front entrance door, windows to the front and side, left hand window incorporating rose-effect stained glass window, coat pegs, tiled floor and further panel and glazed door to the hallway.

## HALL

11'10" x 5'10" (3.62 x 1.80)

Staircase rising to the first floor, radiator, telephone router points, dado rail and doors to living room and kitchen.

## LOUNGE

14'1" x 12'8" (4.30 x 3.87)

A double glazed bay window to the front with fitted blinds, radiator, wall light points, media points, feature Adams-style fire surround incorporating pebble-effect fire and opening through to the dining room.

## DINING ROOM

9'10" x 8'7" (3.01 x 2.64)

Radiator and Georgian-style panel and glazed door with windows surrounding through to the garden room.

## GARDEN ROOM

17'7" x 9'6" (5.36 x 2.90)

Brick base, wooden windows and panel and glazed exit door to garden, tiled floor, wall light points and plumbing for the washing machine.

## KITCHEN

10'7" x 10'6" (3.24 x 3.21)

Comprises a matching range of fitted base and wall storage cupboards with granite work surfacing incorporating one and a half bowl sink unit with draining board and central mixer tap, matching granite windowsills, double glazed windows to the side and rear, in-built eye level oven and grill, fitted countertop five ring gas hob with curved NEF extractor fan over, integrated fridge and freezer, tiled floor, spotlights and uPVC double glazed door providing access to the garden room.

## FIRST FLOOR LANDING

Double glazed window to the side, radiator, loft access point to an insulated loft space and doors to all bedrooms and bathroom.

## BEDROOM ONE

13'5" x 9'10" (to wardrobes) (4.09 x 3.01 (to wardrobes))

Double glazed bay window to the front, radiator, a range of fitted bedroom wardrobes with matching overhead storage cupboards.

## BEDROOM TWO

12'1" x 10'11" (3.69 x 3.35)

Double glazed window to the rear with fitted blinds and radiator.

## BEDROOM THREE

9'0" x 7'11" (2.75 x 2.42)

Double glazed window to the front, radiator and used fitted over the stairs double wardrobe.

## BATHROOM

6'11" x 5'5" (2.11 x 1.66)

White three piece suite comprising panel bath with glass shower screen, electric shower over, low-flush WC and wash hand basin. Fully tiled walls, double glazed window to the rear, wall mounted mirror-fronted bathroom cabinet.

## OUTSIDE

To the front of the property we have a planted garden and rockery with decorative chippings, a pathway and driveway leading down the left hand side of the property offering ample off-street parking which in turn opens out into the rear garden and leads to the detached garage.

## LEFT HAND DRIVEWAY

Understairs externally accessed store cupboard which also houses the gas fired central heating boiler, access to the detached garage and pedestrian gate leading through to the rear garden.

## REAR GARDEN

Designed for relatively straightforward maintenance with a good size block paved patio seating area, ideal for entertaining. The garden is enclosed by bushes and shrubbery to the boundary line. Within the garden there is an external lighting point and water tap.

## DETACHED GARAGE

With up and over roller door to the front, personal access door to the side, power and lighting points.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Continue in the direction of Bramcote, continuing straight over onto Derby Road, Bramcote. At the Sherwin Arms roundabout, turn left onto Ilkeston Road and proceed as if heading in the direction of Trowell. Across the next mini roundabout (onto Ilkeston Road) and take the first right onto Mayfield Drive. Follow the bend in the road around to the left, continuing up the hill and the property can eventually be found on the right hand side just after the turning for the cul de sac.



GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.

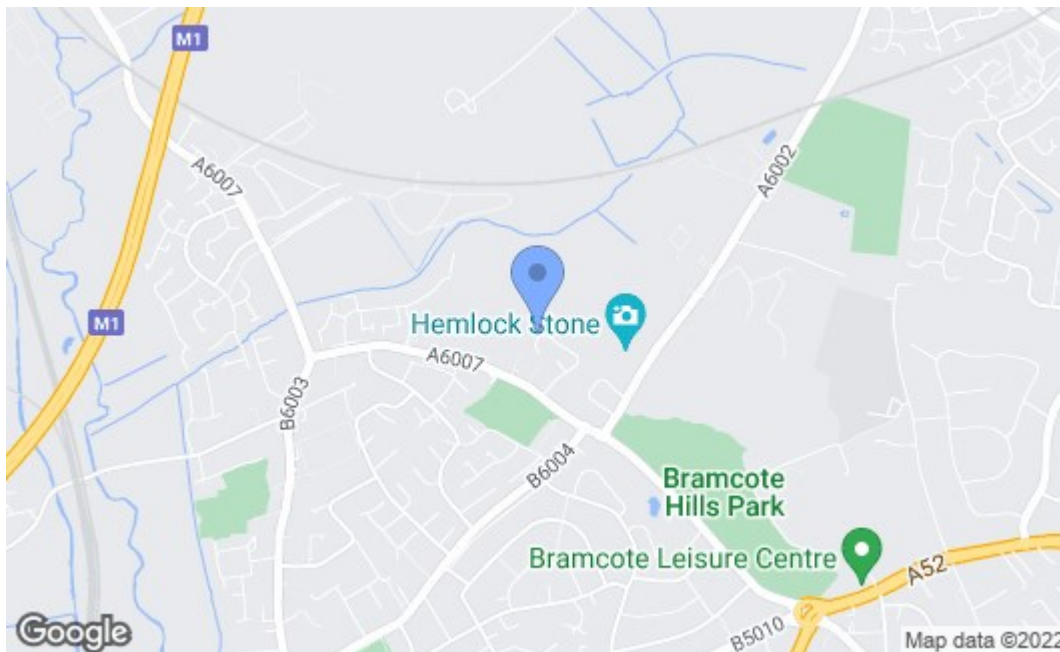


1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 1096 sq.ft. (101.8 sq.m.) approx.

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	83
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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