Robert Ellis

look no further...







81 Kennedy Drive
Stapleford, Nottingham NG9 8HW

A PARTICULARLY WELL MAINTAINED
THREE BEDROOM SEMI DETACHED HOUSE

Asking Price £179,950 Freehold

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A PARTICULARLY WELL MAINTAINED THREE BEDROOM SEMI DETACHED HOUSE. WHAT SETS THIS PROPERTY APART FROM MANY IS THE GENEROUSLY PROPORTIONED REAR GARDENS, WHICH ARE ATTRACTIVELY LANDSCAPED AND BACK ONTO ALLOTMENTS. THERE IS AMPLE OFF-STREET PARKING AND DETACHED SINGLE GARAGE.

Benefiting from gas fired central heating served from a combination boiler, with double glazed windows throughout, the accommodation briefly comprises hallway, lounge, which is partially opened to separate dining room, creating a bright and airy through space. Modern fitted kitchen. To the first floor, the landing provides access to three bedrooms and modern shower room/w.c.

Situated in this popular residential suburb, within walking distance of local junior school, regular bus service and less than one mile from Stapleford town centre, offering a variety of shops and facilities, including the recently opened Aldi. For those wishing to commute, good road networks lead to the A52 for Nottingham, Derby and junction 25 of the M1 Motorway for further afield.

Equally suited to the first time buyer or young family, an early internal viewing comes highly recommended.





ENTRANCE HALL
Double glazed front entrance door, radiator and stairs to the first floor.

THROUGH LOUNGE/DINING ROOM

LOUNGE
12'10" x 10'3" (3.92 x 3.14)
Contemporary flame effect pebble style gas fire, radiator and double glazed window to the front. Partially opened to dining room.

DINING ROOM
10'8" x 9'0" (3.27 x 2.76)
Radiator and double glazed patio door to the rear.

KITCHEN
9'10" x 7'3" (3 x 2.21)
Incorporating a range of modern fitted wall, base and drawer units with roll edge work surfacing and inset 1½ bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over and electric kickboard heater.. Plumbing and space for dishwasher, double glazed window to side, double glazed window and door to rear porch/utility.

REAR PORCH/UTILITY ROOM
6'5" x 2'11" (1.97 x 0.89)
Useful space with plumbing for washing machine and double glazed window and door to rear.

FIRST FLOOR LANDING
Hatch and ladder to partially boarded loft housing the gas combination boiler.

BEDROOM 1
12'10" x 9'4" (3.93 x 2.87)
Fitted bedroom furniture including wardrobes, eye level top cupboards and bedside cabinets. Radiator and double glazed window to the front.

BEDROOM 2
10'11" x 10'0" (3.34 x 3.06)
Radiator and double glazed window to the rear.

BEDROOM 3
9'11" x 6'2" (3.04 x 1.9)
Radiator and double glazed window to the front.

SHOWER ROOM
Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush w.c. and shower cubicle with thermostatic control shower. Tiling to walls, heated towel rail and double glazed window.

OUTSIDE
To the front the garden is laid mainly to lawn with shrubs. A driveway provides off-street parking with gated further driveway at the side of the house, which in turn leads to a sectional concrete single garage. The rear garden is enclosed and of a generous size with two sections of garden laid to lawn and flanked with colourful flower and shrub beds and borders, patio area beyond the rear elevation and further patio area at the foot of the plot.

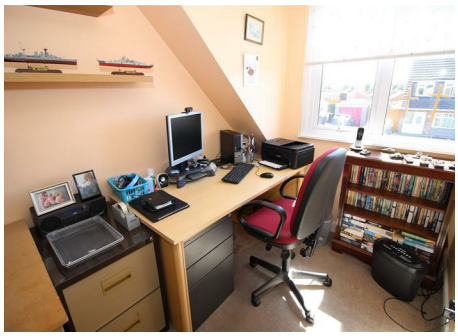
DIRECTIONAL NOTE
From our Stapleford branch proceed to The Roach traffic lights and turn left onto Church Street. Continue into Pasture Road. Pass Albany Junior School on your right and look for and turn right onto Kennedy Drive, following the road around where the property can be eventually found on the left hand side.







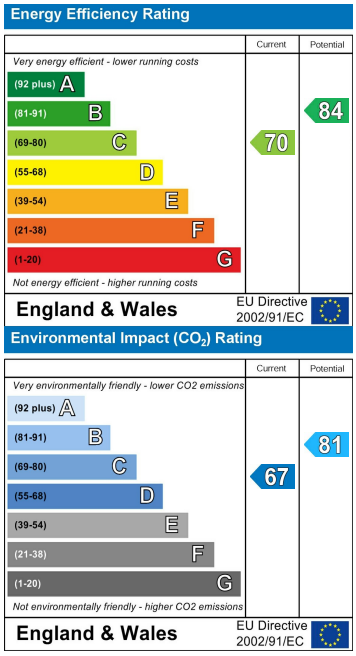
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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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