Robert Ellis

look no further. . .

Devonshire Drive
Stapleford, Nottingham NG9 8GW

A THREE BEDROOM BAY FRONTED SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£179,950 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS WELL PRESENTED BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL CUL DE SAC/NO THROUGH ROAD LOCATION.

With accommodation over two floors, the ground floor comprising entrance hall, bay fronted living room with useful understairs storage cupboard, kitchen and bathroom. The first floor landing then provides access to three bedrooms.

Other benefits to the property include gas fired central heating from combi boiler, double glazing and generous enclosed garden space to the rear.

The property sits within this favoured and established residential location within easy reach of excellent nearby schooling for all ages. There are also good transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

The property is also well located to an array of nearby national and independent shopping and retail outlets within the nearby towns of Stapleford, Beeston and Ilkeston.

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

ENTRANCE HALL
3'11" x 2'9" (1.20 x 0.84)
uPVC panel and double glazed front entrance door, staircase rising to the first floor, part wall panelling to dado height and door to the living room.

LIVING ROOM
13'5" x 13'1" (4.10 x 4.00)
Double glazed bay window to the front with fitted blinds, radiator, coving, media points and feature Adam-style fire surround incorporating a pebble fire. Useful understairs storage cupboard housing the gas and electricity meters. Door to the kitchen.

KITCHEN
10'9" x 9'11" (3.29 x 3.03)
The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating four ring counter-level gas hob with extractor over and oven beneath, counter-level single sink and drainer with central mixer tap and tile splashbacks, plumbing for washing machine, double glazed window to the rear, uPVC panel and double glazed exit door to the garden, radiator and door to the bathroom.

BATHROOM
9'3" x 5'0" (2.82 x 1.53)
The bathroom comprises a white three piece suite with panel bath with mains ran shower over, push flush WC and wash hand basin. Partial wall tiling, double glazed window to the rear, radiator and extractor fan.

FIRST FLOOR LANDING
Doors to all three bedrooms, double glazed window to the side, part wall panelling to dado height and loft access point.

BEDROOM ONE
13'5" x 10'0" (4.09 x 3.06)
Double glazed window to the front, radiator and sliding mirror door built-in wardrobe with hanging rail.

BEDROOM TWO
11'5" x 7'6" (3.50 x 2.30)
Double glazed window to the rear with fitted roller blind, radiator and coving.

BEDROOM THREE
8'3" x 8'2" (2.53 x 2.50)
Double glazed window to the rear overlooking the rear garden, radiator.

OUTSIDE
To the front of the property there is a gravel garden designed for ease of maintenance with pathway to front entrance door and a further pathway leading down the left hand side of the property with gated pedestrian access into the rear garden.

REAR GARDEN
The rear garden is of good proportion offering an initial decked entertaining space which is turn leads down to a paved patio area beyond which is a central lawn with stepping stone pathway providing access to the foot of the plot where there is a further paved seating area, raised chipped bark rockery and timber storage shed. The garden is enclosed by timber fencing and hedgerows to the boundary line and consists of a pedestrian gated access leading around to the front, manual awning, outside water tap, power points and useful brick garden store housing the gas fired combination boiler (for central heating and hot water purposes).

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 onto Pasture Road and head in the direction of Trowell. Pass the turning for Moorbridge Lane and take the next left turn onto Devonshire Drive. Continue towards the end of the cul de sac where the property can be found on the left hand side identified by our For Sale board.

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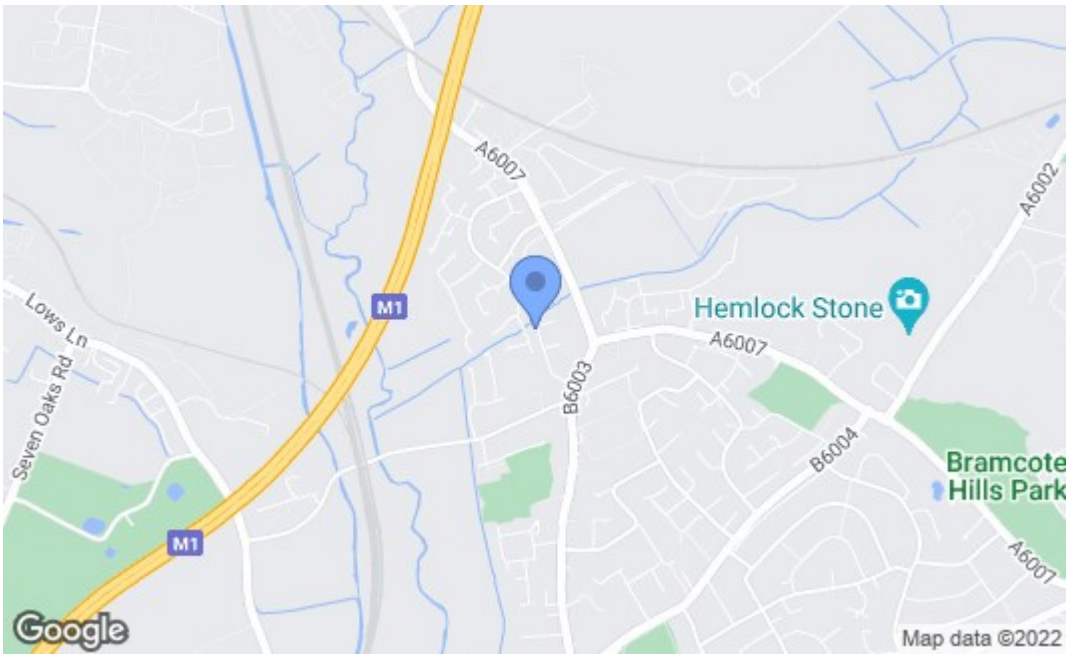

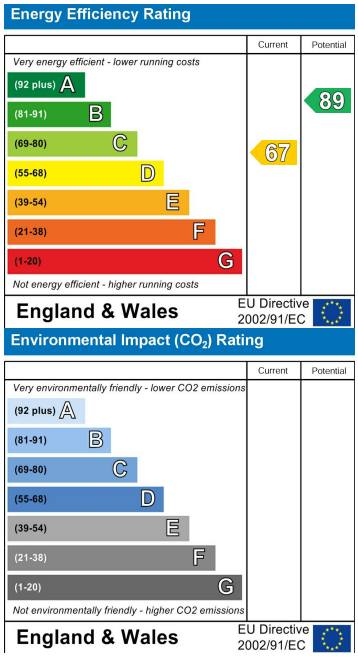

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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