



Mayfield Drive  
Stapleford, Nottingham NG9 8JF

**£240,000 Freehold**

A THREE BEDROOM LINK SEMI DETACHED  
HOUSE SITUATED IN THIS QUIET  
RESIDENTIAL CUL DE SAC.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS RELATIVELY MODERN, THREE BEDROOM LINK SEMI DETACHED HOUSE SITUATED IN THIS QUIET RESIDENTIAL CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor accommodation comprises breakfast dining kitchen to the front with useful understairs ground floor WC, and rear lounge. The first floor landing then provides access to three bedrooms (the principal bedroom with en-suite shower room), as well as a three piece family bathroom.

The property also benefits from gas fired central heating from a recently replaced (2023) Viessman boiler, off-street parking, single garage with rear access door to the garden, and enclosed garden space.

The property is located in this quiet residential cul de sac within close proximity of excellent nearby outdoor space such as Bramcote Hill Park, Hemlock Stone and Ilkeston Road Recreation Ground. There is also easy access to the shops, services and amenities in Stapleford town centre and neighbouring Beeston. For those needing to commute, there is easy access to good 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 the property will make an ideal first time buy or young family home and we highly recommend an internal viewing.



## BREAKFAST DINING KITCHEN

14'5" x 12'11" (4.40 x 3.96)

uPVC panel and double glazed front entrance door, wall mounted electrical consumer box. The kitchen area is equipped with "L" shaped range of fitted matching base and wall storage cupboards and drawers, with roll top work surfaces incorporating four ring gas hob with extractor over and Neff oven beneath. Integrated fridge/freezer and dishwasher. Plumbing and space for a washing machine. One and a half bowl sink unit with draining board and mixer tap with decorative tile splashbacks, ample space for dining table and chairs, radiator, laminate flooring, useful understairs storage cupboard, double glazed window to the front (with fitted blinds), staircase rising to the first floor with decorative wood spindle balustrade. Doors leading through to the lounge and ground floor WC.

## WC

4'9" x 2'10" (1.45 x 0.88)

White two piece suite comprising hidden cistern push flush WC and corner wash basin with mixer tap and tile splashbacks. Radiator, tiled floor, extractor fan.

## LOUNGE

13'10" x 13'0" (4.24 x 3.97)

Double glazed French doors opening out to the rear garden with full height double glazed window to the side of the door (with inset fitted 'Perfect' blinds), radiator, media points.

## FIRST FLOOR LANDING

Decorative wood spindle balustrade. Loft access point to an insulated loft space. Doors to all bedrooms and bathroom.

## BEDROOM ONE

12'2" x 9'8" (3.72 x 2.95)

Double glazed window to the front (with fitted blinds), radiator, media points, useful overstairs storage cupboard with hanging rail. Door to en-suite shower room.

## EN-SUITE SHOWER ROOM

6'1" x 3'10" (1.87 x 1.18)

Two piece suite comprising tiled and enclosed shower cubicle with mains shower and sliding glass shower screen/door, wash hand basin with mixer tap and tile splashbacks. Double glazed window to the front (with fitted blinds), chrome ladder towel radiator, tiled floor, extractor fan.

## BEDROOM TWO

11'9" x 6'4" (3.60 x 1.95)

Double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator, media points.

## BEDROOM THREE

9'1" x 6'3" (2.78 x 1.93)

Double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator.

## BATHROOM

6'5" x 6'0" (1.98 x 1.83)

Modern white three piece suite comprising "P" shaped bath with glass curved shower screen, central mixer tap and mains shower over, push flush WC, wash hand basin with mixer tap and tile splashbacks. Partial wall tiling, tiled floor, extractor fan, chrome ladder towel radiator, wall mounted bathroom cabinet.

## OUTSIDE

To the front there is off-street parking space which then leads to the single garage with electrically operated garage door.

## TO THE REAR

The rear garden is enclosed (ideal for young families) with timber fencing, hedgerow to the boundary line with an initial paved patio seating area (ideal for entertaining) leading onto an "L" shaped lawn with decorative broken plum slates to the boundary. Within the garden there is personal access rear door into the garage.

## GARAGE

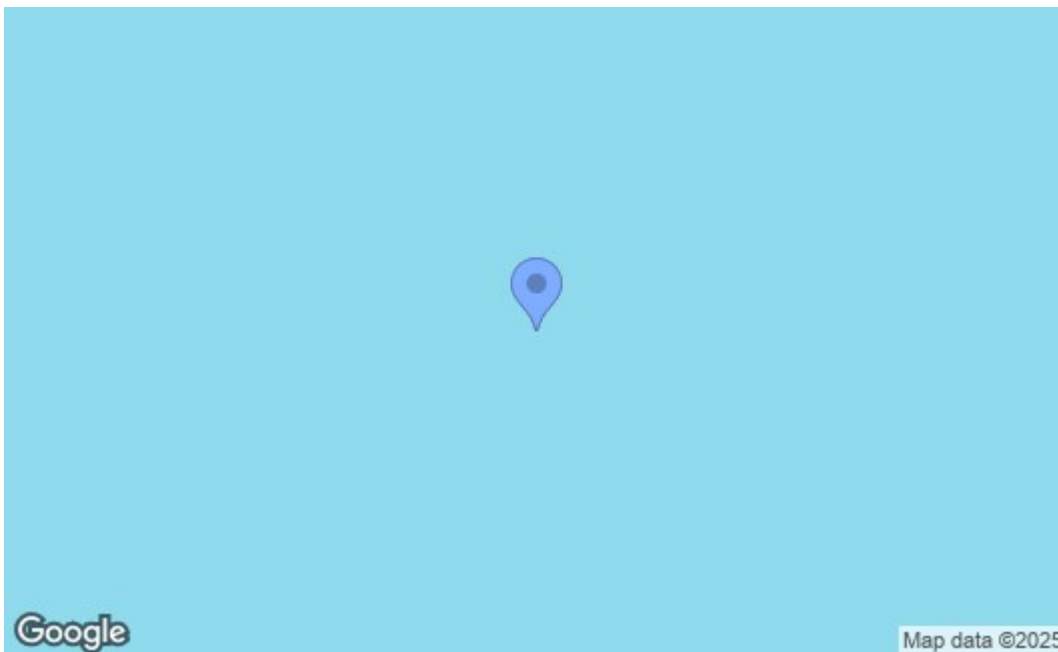
19'1" x 9'2" (5.82 x 2.80)

Electrically operated garage door to the front, personal access door to the rear, power, lighting points and housing the recently installed Viessman boiler system.

## 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 right onto Hickings Lane and proceed past the entrance to the park, heading in the direction of Bramcote. After passing the parade of shops (including the CO-OP), take a left hand turn at the mini roundabout onto Ilkeston Road. Take a right turn onto Mayfield Drive. Follow the bend in the road all the way round into the head of the cul de sac where the property can be identified.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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	

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.