



Egerton Drive  
Stapleford, Nottingham NG9 8HE

S ADAPTED THREE BEDROOM SEMI  
DETACHED HOUSE OFFERED FOR SALE  
WITH NO UPWARD CHAIN

**£245,000 Freehold**



AN EARLY 1990'S ADAPTED THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

Robert Ellis are pleased to bring to the market for the first time in approx 20 years, this early 1990's constructed three bedroom semi detached house situated in this popular and established residential, quiet no through road cul-de-sac location.

With accommodation over two floors comprising side entrance lobby with useful ground floor w.c., front dining kitchen and rear living room to the ground floor. The first floor landing then provides access to three bedrooms and a spacious four piece bathroom suite.

Other benefits to the property include gas central heating, double glazing, double driveway providing off street parking to the front and an enclosed garden space to the rear with a full width timber constructed workshop with the benefit of power and lighting.

Other benefits to the property include hot and cold fed air conditioning and a generous, enclosed low maintenance garden to the rear.

The property itself is situated favourably within close proximity of excellent nearby schooling for all ages, there is also a variety of transport links on the doorstep including the A52 for Nottingham and Derby, the M1 J25 motorway and the Nottingham Electric Tram terminus situated at Bardill's roundabout.

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



### Entrance Lobby

6'7" x 4'11" approx (2.02m x 1.51m approx)

Composite double glazed front door with double glazed panels to either side, turning staircase rising to the first floor with inset spotlighting, laminate flooring, radiator, door to w.c. and kitchen and opening through to the living room.

### Ground Floor w.c.

3'5" x 2'5" approx (1.05m x 0.75m approx)

Housing a two piece suite comprising hidden cistern low flush w.c. and wash hand basin with tiled splashback. Tiled floor, coving, spotlight and wall mounted gas central heating boiler.

### Dining Kitchen

15'5" x 14'7" approx (4.7m x 4.46m approx)

The kitchen comprises of a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating a counter level 1½ bowl sink and drainer with mixer tap and pull out spray hose. Included in the sale is the cooker which comprises a double oven and grill, five ring gas burner top and extractor canopy over, dishwasher, space for a washing machine, tumble dryer and plumbing for a double size American fridge freezer. Two double glazed windows to the front, both with fitted blinds, coving, spotlights, tiled floor, ample space for dining table and chairs, radiator and useful downstairs storage pantry.

### Lounge

15'4" x 10'11" approx (4.69m x 3.33m approx)

With double glazed French doors opening out to the rear garden, double glazed window to the rear, fitted shelving to either side of the chimney breast, inset multi fuel burning stove with tile behind and on a solid slate hearth. Media points, laminate flooring and opening back to the lobby leading through to the kitchen. Included in the sale, cut within the chimney breast is the flat screen TV and sound bar.

### First Floor Landing

With double glazed window to the side with fitted blinds, radiator, coving, loft access point to a mainly boarded loft space with pull down ladders and insulation. Doors to all bedrooms and bathroom and airing/storage cupboard housing the hot water cylinder with shelving space above.

### Bedroom 1

11'3" x 10'5" approx (3.43m x 3.2m approx)

Double glazed window to the front with fitted blinds, radiator, laminate flooring and a range of fitted bedroom furniture including wardrobes, drawers, bedside cabinets and display shelving, laminate flooring and coving.

### Bedroom 2

10'1" x 6'9" approx (3.09m x 2.06m approx)

Double glazed window to the rear with fitted roller blind, radiator, coving and dado rail.

### Bedroom 3

9'3" x 5'11" approx (2.82m x 1.80m approx)

Double glazed window to the rear with fitted blinds, radiator, coving and laminate flooring.

### Bathroom

12'4" x 9'1" approx (3.78m x 2.79m approx)

This spacious room comprises of a four piece suite with tiled in bath with waterfall style mixer tap and hand held shower attachment, separate corner tiled and enclosed shower cubicle with multi jet shower and additional hand held shower attachment with glass doors and screens, wash hand basin with waterfall style mixer tap and push flush w.c. Partial wall tiling, tiled floor, chrome heated ladder towel radiator, coving, extractor fan and double glazed window to the front with fitted blinds.

### Outside

There is a double side by side driveway providing off street parking with pathway and gated entrance leading down the left hand side of the property towards the entrance door and through to the rear garden. To the front of the property we have the benefit of an outside water tap, power point and security lighting. Down the side and into the rear we have further security lighting to both the side and rear of the property, the rear also benefits from external power points and water tap.

The rear garden itself is enclosed with timber fencing having concrete posts and gravel boards to the boundary line and is designed for ease of maintenance, being predominantly slabbed/tiled with decorated rendered, curved brick wall and gated access into the rear part of the garden. This offers an ideal space for hot tub and entertaining with a covered log store/TV area. Double doors then lead into the rear workshop.

### Rear Workshop

20' x 10' approx (6.10m x 3.05m approx)

With double doors to the front, windows, power, lighting, fitted benches and its own consumer box.

### Directions

From our Stapleford branch proceed to The Roach traffic lights and turn left onto Church Street. At the bend in the road turn left onto Pasture Road and proceed as if you were heading in the direction of Trowell. Just prior to the mini roundabout turn left onto Moorbridge Lane and take a right hand turn onto Hartwood Drive. Following the bend round to the right and take the second left into the cul-de-sac of Egerton Drive. The property can be found almost towards the end of the cul-de-sac on the right hand side.

### Council Tax

Broxtowe Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Unknown

Phone Signal – Unknown

Sewage – Mains supply

Flood Risk - No, surface water Very low

Flood Defenses – No

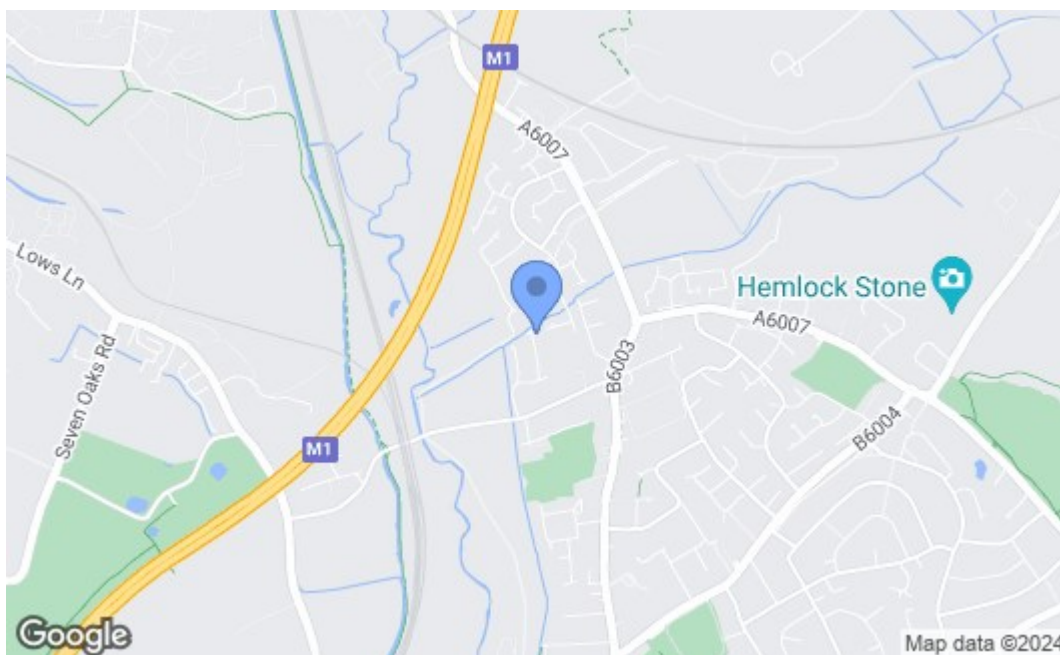
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.