



Shanklin Drive  
Stapleford, Nottingham NG9 8EZ

A THREE BEDROOM BAY FRONTED END  
TERRACED HOUSE.

**Offers Over £180,000 Freehold**



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED BAY FRONTED THREE BEDROOM END TERRACED HOUSE SITUATED ONLY A SHORT WALK FROM THE SHOPS AND SERVICES IN STAPLEFORD TOWN CENTRE.

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

The property also benefits from gas fired central heating from combination boiler, double glazing, enclosed garden space and rear block paved driveway accessed from the neighbouring road.

The property is situated within walking distance of the shops and services in Stapleford town centre. There is also easy access to great schooling for all ages, as well as transport links to and from the surrounding area such as the i4 bus service, 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 due to all of the above and we highly recommend an internal viewing.



### ENTRANCE HALL

4'3" x 2'11" (1.31 x 0.91)

A composite and double glazed front entrance door, staircase rising to the first floor, tile effect flooring. Door to living room.

### LIVING ROOM

13'3" x 11'1" (4.05 x 3.39)

Double glazed bay window to the front (with individual blinds), media points, laminate flooring, radiator, spotlights, panelled central chimney breast with floating shelving to either side. Opening through to the kitchen.

### "L" SHAPED BREAKFAST KITCHEN

14'2" x 12'7" (4.34 x 3.86)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with square edge butchers block style work surfaces incorporating inset sink unit with central swan neck mixer tap. Fitted four ring induction hob with extractor over and oven beneath. Plumbing for washing machine and space for tumble dryer, glass fronted crockery cupboards, space for breakfast bar with radiator beneath, integrated fridge and freezer. Double glazed windows to both the side and rear. Decorative tiled splashbacks, useful understairs storage pantry with shelving. Further composite and double glazed rear exit door to garden/sunroom.

### GARDEN/SUNROOM

8'0" x 6'2" (2.45 x 1.90)

Sliding double glazed patio door opening out to the rear garden deck, double glazed windows to either side, tile effect flooring. Opening through the WC.

### WC

4'11" x 2'7" (1.52 x 0.80)

Housing a low flush WC on original tiled floor with wall mounted gas fired combination boiler (for central heating and hot water purposes).

### FIRST FLOOR LANDING

Doors to all three bedrooms and bathroom. Decorative wood spindle balustrade.

### BEDROOM ONE

12'0" x 8'10" (3.68 x 2.70)

Double glazed window to the front (with fitted blinds) views over the adjacent farmland down the street, radiator, media points.

### BEDROOM TWO

11'3" x 8'11" (3.43 x 2.73)

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

### BEDROOM THREE

8'9" x 6'3" (2.67 x 1.93)

Double glazed window to the rear, radiator, laminate flooring, meter cupboard. Loft access point.

### BATHROOM

7'3" x 4'9" (2.23 x 1.47)

Three piece suite comprising "P" shaped bath with glass shower screen, swan neck hot/cold mixer tap with shower attachment over, wash hand basin with central matching swan neck mixer tap, push flush WC. Tiling to dado height, double glazed window to the front, wall mounted bathroom cabinet, ladder towel radiator.

### OUTSIDE

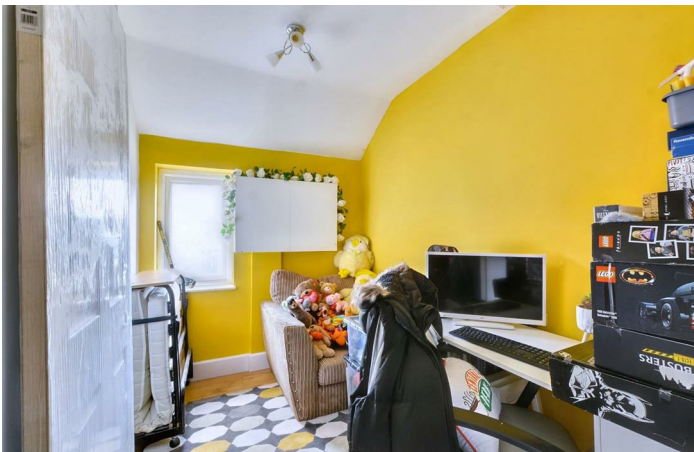
To the front of the property there is a walled-in garden with pedestrian entrance gate access to the front entrance door and pedestrian access leading down the right hand side of the property to the rear garden.

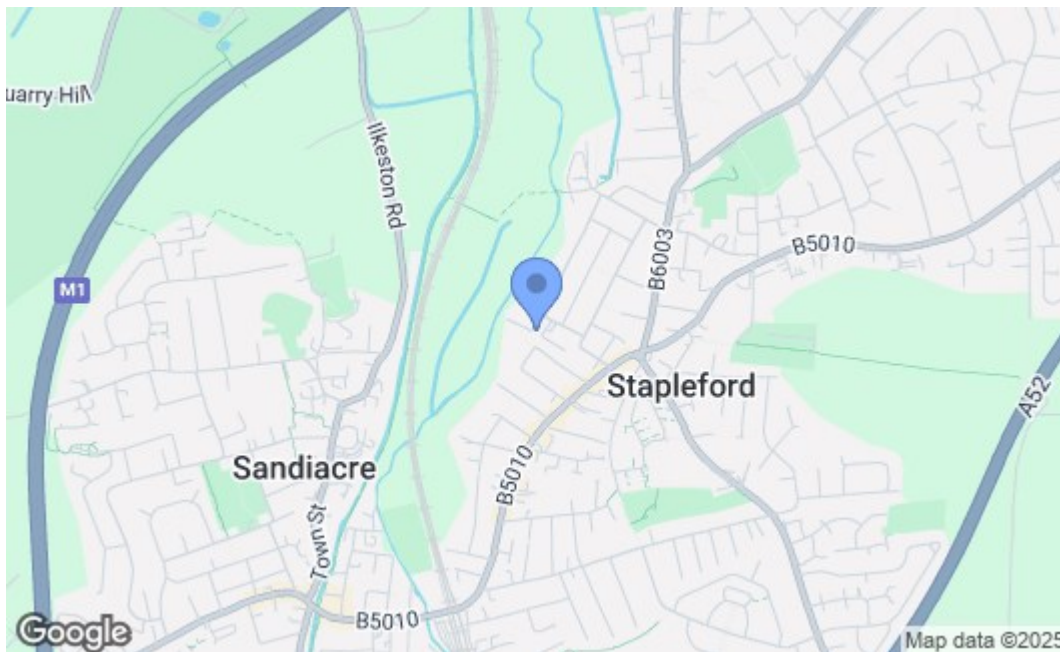
### TO THE REAR

The rear garden is enclosed by timber fencing to the boundary lines and benefits from a good size decked entertaining space leading onto an "L" shaped artificial lawn with raised borders to the rear housing a variety of bushes and shrubbery with gravel stone chippings. Accessed via the neighbouring road, double gates when provide access to a rear block paved driveway into the garden space. Within the garden there is also an external tap, lighting point and pedestrian access leading back to the front of the property.

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, turn immediately right onto Warren Avenue, follow the bend in the road and continue to the left (still Warren Avenue) and head in the direction of the farmer's fields. Take a left hand turn onto Shanklin Drive and the property can be found on the left hand side, identified by our For Sale board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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.