



**Rossell Drive**  
**Stapleford, Nottingham NG9 7EJ**

TRADITIONAL THREE BEDROOM SEMI  
DETACHED HOUSE.

**Offers Over £200,000 Freehold**



This fantastic family sized property comes to the property comes to the market with NO UPWARD CHAIN and has been well cared for over the years, although some modernisation is required. Offering great potential for families to put their own mark upon it.

The property is double glazed and centrally heated from a combination boiler.

The accommodation comprises entrance hall, lounge, open plan kitchen diner, side lobby with WC and store. Rising to the first floor, the landing provides access to three well proportioned bedrooms and shower room/WC.

Set back from the road with a drop kerb and hard standing suitable for off-street parking, although currently with wrought iron railings enclosing the boundary. To the rear, there is a gated driveway providing off-street parking leading to a detached brick built garage.

Situated in this popular residential suburb, great for families and commuters alike as schools for all ages are within walking distance, the town of Stapleford is nearby and there are great transport links with a bus stop within walking distance and a short drive away is the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the park and ride for the Nottingham tram.

Offered for sale with NO CHAIN, we strongly recommend an early internal viewing to avoid disappointment.



## ENTRANCE HALL

Composite double glazed front entrance door, radiator, stairs to the first floor and doors to lounge and dining kitchen.

## LOUNGE

19'4" x 10'11" (5.9 x 3.34)

Radiator and two double glazed patio doors to the rear garden.

## KITCHEN DINER

19'8" x 7'9" increasing to 10'9" (6 x 2.38 increasing to 3.28)

The kitchen area comprises a range of wall and base units with work surfacing and stainless steel sink unit with single drainer. Gas cooker point and appliance space. Double glazed window to the front. The dining area has radiator and double glazed window to the rear.

## SIDE LOBBY

Previously used as a utility room, with rear exit door, walk-in store, combi boiler, and WC housing a low flush suite.

## FIRST FLOOR LANDING

Double glazed window, hatch to loft, doors to bedrooms and shower room.

## BEDROOM ONE

13'8" x 11'5" (4.17 x 3.50)

Radiator, double glazed window to the rear.

## BEDROOM TWO

10'11" x 10'4" (3.34 x 3.16)

Radiator, double glazed window to the front.

## BEDROOM THREE

8'11" x 7'10" (2.73 x 2.40)

Radiator, double glazed window to the front.

## SHOWER ROOM

7'10" x 5'7" (2.40 x 1.72)

Incorporating a three piece suite comprising wash hand basin, low flush WC and shower cubicle with electric shower. Partially tiled walls, double glazed window.

## OUTSIDE

The property is set back from the road with a front garden and purpose built hard standing suitable for a vehicle. There is a drop kerb, however the front boundary currently has ornamental railings and pedestrian gate. These could be removed to provide permanent off-street parking. There is gated access at the side of the property where there is access to an integral store which measures 3.47 x 1.69 with light and power, plumbing for washing machine and wall mounted gas combination boiler (for central heating and hot water). The rear garden is enclosed laid mainly to lawn with patio area with bedding. At the foot of the plot there is a garage and gate leading to the rear driveway. The rear driveway has wrought iron gates to the front and is accessed from a service road off Archer Road. The driveway provides secure off-street parking and leads to a detached brick built garage which measures 5.53 x 2.62 with light and power, and uPVC double glazed courtesy door leading to the garden.

## DIRECTIONAL NOTE

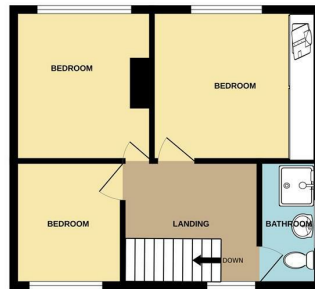
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn right onto Toton Lane. Proceed over the brow of the hill, turning second right onto New Eaton Road. Turn right onto Rossell Drive, following the road along where the property can be found on the left hand side identified by our For Sale board.

Ref: 7869PS

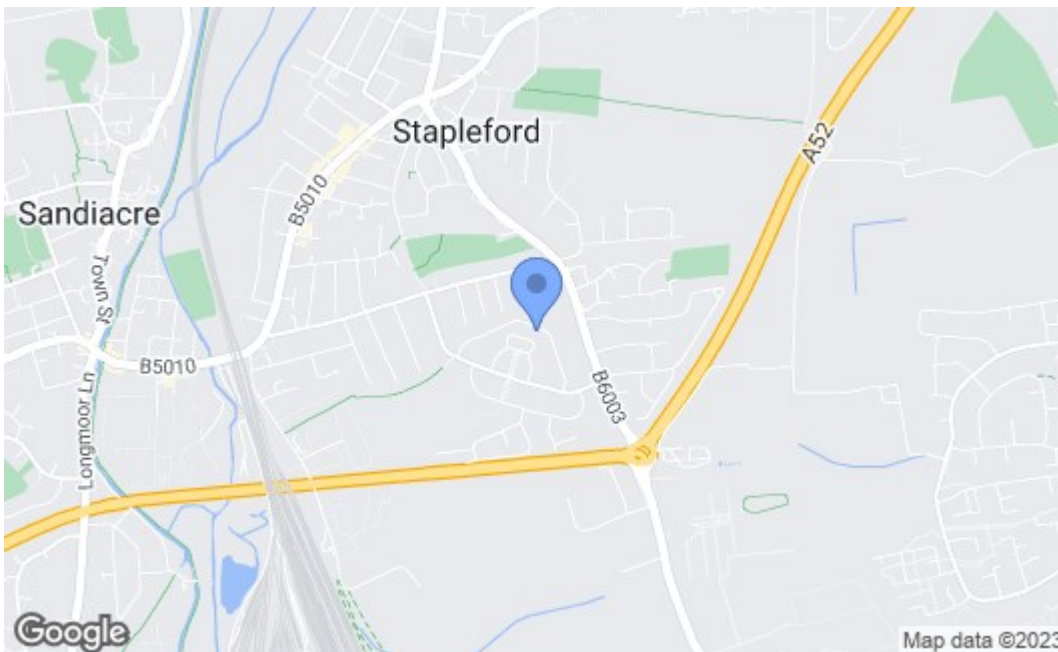


GROUND FLOOR

1ST FLOOR



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 for any prospective purchase. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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.