Robert Ellis

look no further...

Egerton Drive
Stapleford, Nottingham NG9 8HE

A THREE BEDROOM SEMI DETACHED HOUSE, OFFERED FOR SALE IN READY TO MOVE INTO CONDITION

£215,000

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A THREE BEDROOM SEMI DETACHED HOUSE, OFFERED FOR SALE IN READY TO MOVE INTO CONDITION.

Owned since new, the current owner/occupier has extremely well maintained this property over the years and has features including gas fired central heating served from a Worcester combination boiler installed in 2021, UPVC double glazed windows throughout, open plan modern fitted dining kitchen and modern shower room/w.c. to the first floor.

The outside space has been recently landscaped and well cared for with block paved forecourt providing parking for at least two vehicles, which runs along the side of the property to a driveway. The rear gardens are landscaped with ease of maintenance in mind, with ornamental paving, generous patio area and central section laid to artificial lawn.

Situated in a cul de sac on the outskirts of Stapleford, approximately one mile from the town centre itself, a regular bus route can be found on Pasture Road, as can Albany Junior School. The A52 is a short drive away, which provides ease of access to Nottingham, Derby, junction 25 of the M1 Motorway for further afield.

Ideally suited to the first time buyer or young family, an internal viewing is recommended.

ENTRANCE HALL
Composite double glazed front entrance door, stairs to the first floor and door to lounge.

LOUNGE
15'2" x 10'9" (4.63 x 3.3)
Gas fire with Adam style surround, radiator and double glazed window to the front.

DINING KITCHEN
14'1" x 8'11" (4.3 x 2.72)
Range of fitted wall, base and drawer units with roll edge work surfacing and inset sink unit with single drainer. Gas cooker point, plumbing and space for washing machine and appliance space. Wall mounted Worcester gas combination boiler (for central heating and hot water.) Table and chair space, understairs storage cupboard, double glazed window and door to rear garden.

FIRST FLOOR LANDING
Linen cupboard, double glazed window, doors to bedrooms and shower room.

BEDROOM 1
12'8" x 7'10" (3.87 x 2.4)
Radiator and double glazed window to the front.

BEDROOM 2
11'10" x 7'10" (3.63 x 2.4)
Radiator and double glazed window to the rear.

BEDROOM 3
9'7" x 5'10" (2.93 x 1.78)
Radiator and double glazed window to the front.

SHOWER ROOM
Incorporating a modern three piece suite comprising wash hand basin, low flush w.c. and shower cubicle with electric shower. Partially tiled walls, heated towel rail and double glazed window.

OUTSIDE
There is an open plan forecourt, finished in block paving, providing ample off-street parking with matching driveway at the side of the house and fence and gate leading to the rear garden. The rear garden is enclosed, landscaped with ease of maintenance in mind, with attractive paved areas, pathways and patio, with a central garden section laid to artificial lawn.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn left onto Church Street. Continue into Pasture Road and follow the road along and turn left onto Moorbridge Lane, signposted 'Stanton by Dale' and 'Sandiacre.' Continue along the road turning right onto Hartwood Drive and bearing right and taking the second left onto Egerton Drive where the property can be found some way down on the right hand side.

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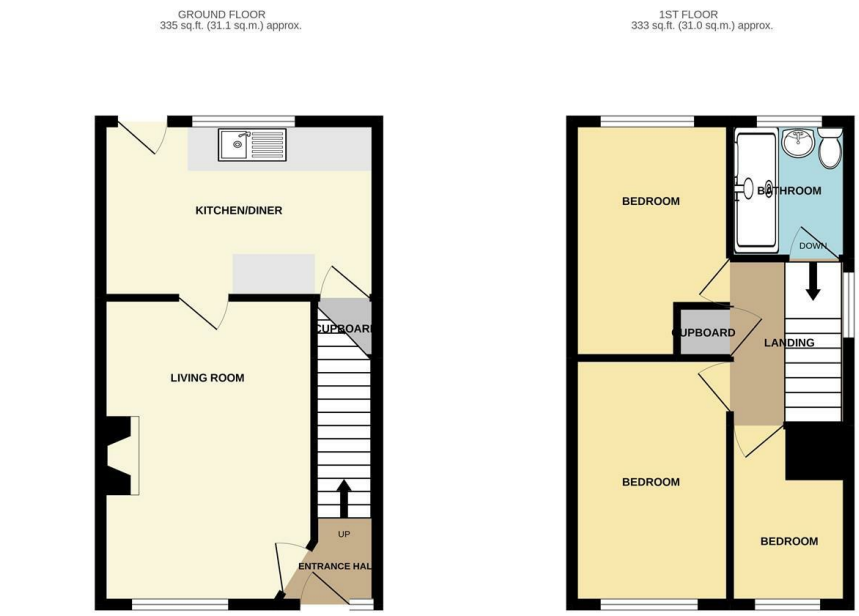

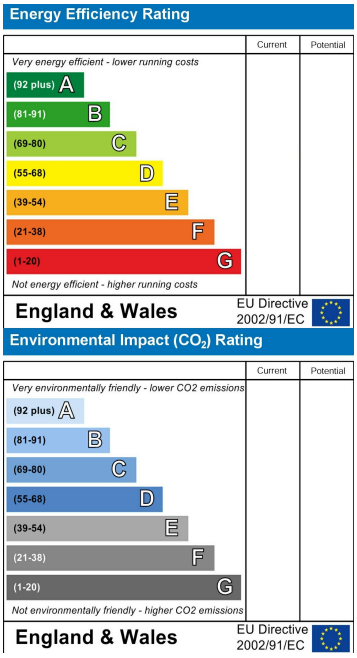

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044