



Mayfield Drive
Stapleford, Nottingham NG9 8JF

£245,000 Freehold

A DOUBLE HEIGHT BAY FRONTED THREE
BEDROOM SEMI DETACHED HOUSE.



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS DOUBLE HEIGHT BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

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

Other benefits to the property include gas fired central heating, double glazing, off-street parking, front and rear gardens, and detached garage to the rear. The property also has valid granted planning permission for a two storey extension to the rear.

The property would ideally suit those looking to acquire their first home as the property is well positioned within easy reach of good schooling for all ages, nearby open space of Ilkeston Road recreational ground, Bramcote Park and the Hemlock Stone, whilst also being conveniently located for 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 would highly recommend an internal viewing.



ENTRANCE HALL

11'8" x 5'11" (3.56 x 1.81)

uPVC panel and double glazed front entrance door, staircase rising to the first floor, radiator, alarm control panel and door to lounge.

LIVING ROOM

13'4" x 13'0" (4.07 x 3.97)

Double glazed bay window to the front with fitted window shutters, radiator, media points, coving, decorative ceiling rose and feature Adam-style fire surround incorporating coal effect fire, archway opening through to the dining room.

DINING ROOM

10'8" x 8'11" (3.27 x 2.72)

Matching coving and decorative ceiling rose to the lounge, radiator, double glazed door opening out to the rear garden with double glazed windows to either side of the door. Door to kitchen.

KITCHEN

10'2" x 10'0" (3.12 x 3.07)

Recently replaced incorporating a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter-level four ring gas hob with curved extractor fan over, plumbing and space for under-counter washing machine and dishwasher, fitted eye level oven, space for full height fridge/freezer, inset single sink and drainer with central mixer tap, tiled splashbacks, wall mounted Worcester combi boiler (for central heating and hot water purposes), double glazed window to the rear with fitted blinds and uPVC panel and double glazed exit door to garden.

FIRST FLOOR LANDING

Double glazed window to the side with fitted blinds, radiator, doors to all bedrooms and bathroom, loft access point.

BEDROOM ONE

13'4" x 9'9" (4.07 x 2.98)

Double glazed bay window to the front with fitted shutters, radiator and a range of fitted bedroom furniture including wardrobes, drawers and display shelving.

BEDROOM TWO

12'1" x 10'4" (3.70 x 3.17)

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

BEDROOM THREE

8'11" x 7'11" (2.74 x 2.43)

Double glazed window to the front with fitted window shutters, radiator, media points, useful overstairs storage cupboard.

SHOWER ROOM

6'11" x 5'7" (2.11 x 1.71)

Three piece suite comprising double sized shower cubicle with sliding glass shower door and dual head mains ran shower attachment over, wash hand basin and low flush WC. Partial wall tiling, extractor fan, double glazed window to the rear with fitted blinds, ladder towel radiator and wall mounted mirror-fronted bathroom cabinet.

OUTSIDE

To the front of the property there is a block paved driveway which proceeds down the left hand side of the property towards the rear garden and detached garage providing off-street parking. The front garden is laid to lawn with a dwarf brick wall to the boundary line, and incorporates an array of planted bushes and shrubbery.

AGENT'S NOTE

Planning permission has been granted for a two storey extension creating a much larger kitchen space to the ground floor and an extra four bedroom to the first floor.

For more details see planning ref: 20/00348/FUL on the Broxtowe planning portal.

See picture within the listing for a guide to the plans.

REAR GARDEN

The rear garden is well stocked and proportioned with a continuation of the block paved driveway from the front providing further hardstanding towards the garage and a matching patio area (ideal for entertaining). There is a meandering gravel pathway which proceeds down to the foot of the garden which is extremely well established with an array of mature bushes, shrubs, trees and plants. Towards the foot of the plot the garden also incorporates external lighting and water tap.

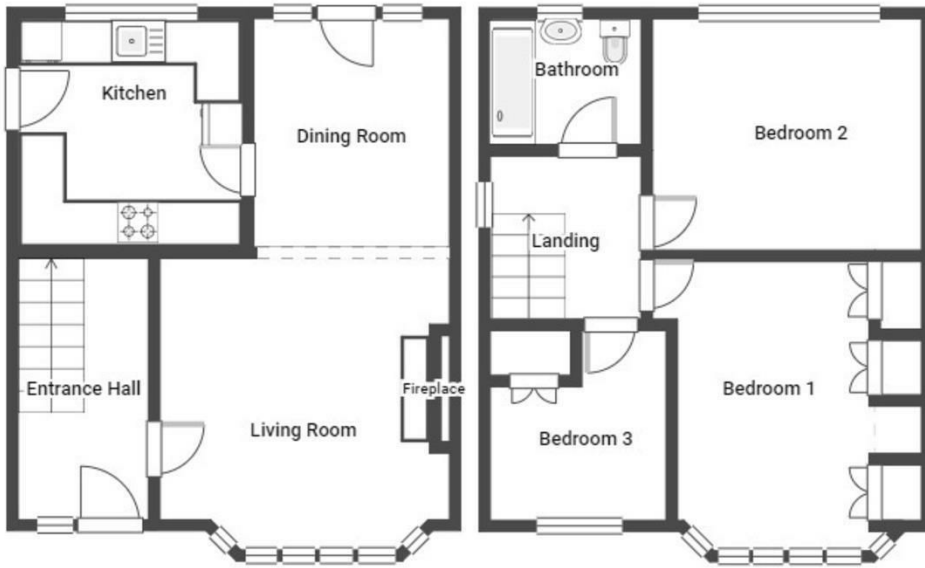
DETACHED GARAGE

Up and over door to the front, window to the side, power and lighting points.

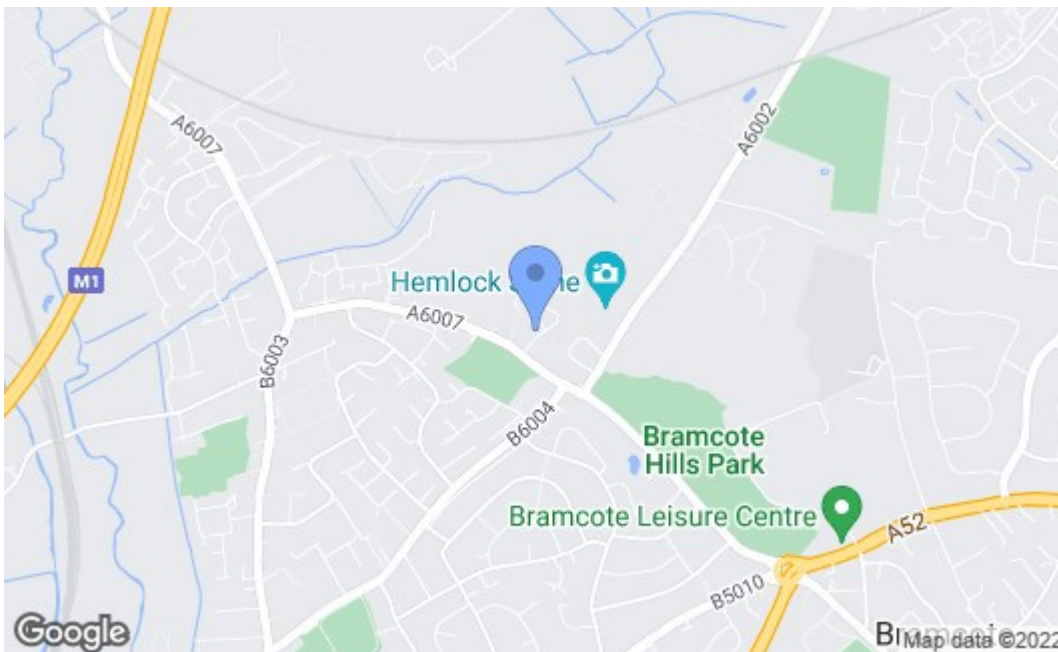
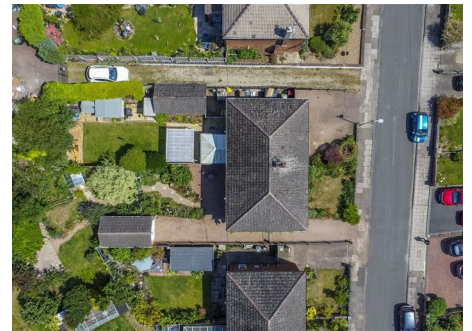
DIRECTIONAL NOTE

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 Hills Park. At the mini traffic island adjacent to the parade of shops (incorporating the Cooperative Store), turn left onto Ilkeston Road and take the first right onto Mayfield Drive. The property can then be found on the left hand side identified by our For Sale board. Ref. 7599NH





Collage Maker



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.