Robert Ellis

*look no further. . .*







18 Rossell Drive
Stapleford, Nottingham NG9 7EJ

A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE

**£180,000 Freehold**

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A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE.

This well cared for property comes to the market in ready to move into condition with no upward chain. Features include a modern Shaker style kitchen with built-in appliances, gas fired central heating served from a modern boiler and UPVC double glazing throughout.

The accommodation comprises entrance hall, lounge, separate dining room, fitted kitchen, side lobby and useful cloaks/w.c. To the first floor the landing provides access to three well proportioned bedrooms and bathroom/w.c.

The property has attractive and well tended grounds, with off-street parking to the front, front gardens and to the rear there is a lawn with two decked areas.

Ideal for families and commuters alike as the property is located within this popular residential suburb, within walking distance of highly regarded schools for all ages. There is a regular bus service close by and for those wishing to commute, the A52 for Nottingham, Derby, junction 25 of the M1 and park and ride for the Nottingham tram are a few minutes drive away.

Due to the ever popular nature of this house type and location, we strongly recommend an early internal viewing to avoid disappointment.





ENTRANCE HALL
Double glazed front entrance door, stairs to the first floor, useful fitted cupboards, doors to lounge and kitchen.

LOUNGE
12'3" x 10'10" (3.75 x 3.32)
Modern coal effect gas fire with feature surround, radiator, double glazed French doors leading to the rear garden and connecting door to dining room.

DINING ROOM
9'6" x 7'11" (2.9 x 2.43)
Radiator, double glazed window to the rear and door to kitchen.

KITCHEN
13'9" x 7'10" (4.2 x 2.4)
Incorporating a modern Shaker style fitted range of wall, base and drawer units with wood block work surfacing and inset 1½ bowl ceramic sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Integrated microwave. Space for appliances. WALK-IN PANTRY with plumbing and space for washing machine and shelving. Double glazed window to the front and door to side lobby.

SIDE LOBBY
Double glazed door to rear garden and door to cloaks/w.c.

CLOAKS/W.C.
Housing a low flush suite.

FIRST FLOOR LANDING
This spacious landing has hatch and ladder to partially boarded loft, doors to bedrooms and bathroom.

BEDROOM 1
13'9" x 11'4" (4.21 x 3.46)
Radiator and double glazed window to the rear.

BEDROOM 2
10'11" x 10'5" (3.35 x 3.19)
Double glazed window to the rear.

BEDROOM 3
8'11" x 7'10" (2.74 x 2.41)
Double glazed window to the front.

BATHROOM
7'10" x 5'6" (2.4 x 1.7)
Incorporating a modern three piece suite comprising wash hand basin with vanity unit, low flush w.c. and easy access deep hydrotherapy bath with electric shower over. Tiling to walls, radiator and double glazed window.

OUTSIDE
To the front is an attractive landscaped garden with colourful evergreen shrubs and bedding with an area laid to ornamental gravel. There is a block paved driveway providing off-street parking with inset ornamental gravel. Gated pedestrian access to the side with a block paved area giving access to an integral store and pathway leading to the rear garden, where there is a further block paved patio and pathway. The garden is laid mainly to lawn with two decked seating areas, ornamental gravel bed and various shrub beds.

DIRECTIONAL NOTE
From the A52/Bardill's traffic island, proceed towards Stapleford on Toton Lane. Follow the road along taking the first left onto New Eaton Road. Turn right onto Rossell Drive and follow the road along where the property can eventually found on the left hand side.











GROUND FLOOR

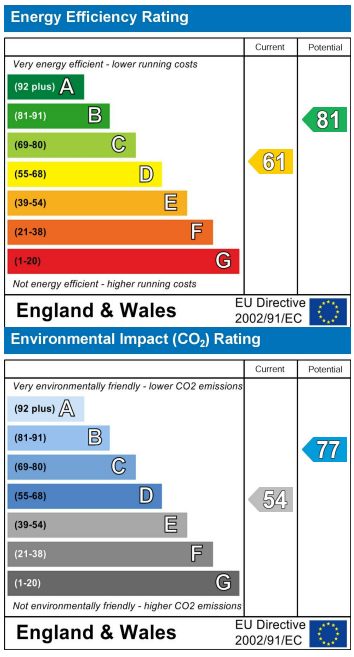



1ST FLOOR




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 by any prospective purchaser. 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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