Robert Ellis

look no further...

43 Rossell Drive,
Stapleford, Nottingham
NG9 7EG

£235,000 Freehold

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AN EXTENDED FOUR BEDROOM, TWO BATHROOM SEMI DETACHED FAMILY HOUSE.

Robert Ellis are delighted to bring to the market this extended four bedroom, two bathroom semi detached family house situated within this popular residential location.

With extended accommodation over two floors comprising entrance hall, inner hallway, bay front living room, 'L'-shaped kitchen and dining room to the ground floor. The first floor landing then provides access to four bedrooms, master with en-suite and family bathroom.

Sitting on a corner plot the property benefits from gardens to the front, side and rear with the rear also providing gated off street parking and a detached pitched roof garage.

Other benefits to the property include gas fired central heating and double glazed accommodation.

The property itself sits favourably within walking distance of schools for all ages such as William Lilley, Fairfield and George Spencer Academy Trust. There is also easy access to the shops and services within Stapleford town centre and a variety of nearby transport links such as the A52 for Nottingham and Derby, the M1 J25 motorway and the Nottingham electric tram terminus situated at Bardill's roundabout.

Ideally suited for those looking for a long term family home and we highly recommend an internal viewing.

Entrance Hall
11'0" x 5'8" approx (3.37m x 1.75m approx)
UPVC panel and double glazed front entrance door, double glazed window to the front, wall mounted 'Worcester' gas fired central heating boiler, tiled floor, door to dining room and door to:

Inner hallway
10'6" x 6'3" approx (3.22m x 1.92m approx)
Turning staircase to first floor, telephone point, radiator and doors to lounge and kitchen.

Lounge
17'10" x 18'1" approx (5.46m x 5.53m approx)
Walk-in double glazed box bay window to the front with fitted blinds, wooden flooring, feature 'Adam' style fire surround incorporating coal effect fire, coving, TV point and radiator.

Dining Room
11'0" x 10'0" approx (3.36m x 3.07m approx)
Double glazed window to the front, radiator, coving, part dado rail, door back to the hallway, laminate flooring and archway to:

L Shaped Breakfast Kitchen
18'1" x 11'3" approx (5.52m x 3.45m approx)
The kitchen area comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces, inset ½ bowl sink and drainer with mixer tap and tiled splashbacks, 'Range' cooker with extractor canopy over, plumbing for washing machine and dishwasher, space for under counter fridge, glass fronted crockery cupboards, display shelving, radiator, two double glazed windows to the rear, UPVC panel and double glazed door to the rear courtyard, coving and tiled floor.

First Floor Landing
Doors to all bedrooms and bathroom. Loft access point to a part boarded and insulated loft space and airing cupboard.

Bedroom 1
11'11" x 11'0" approx (3.64m x 3.36m approx)
Two double glazed windows to the front, radiator, range of fitted wardrobes and overhead storage cupboards, exposed and varnished floorboards and door to:

En-Suite
10'11" x 3'10" approx (3.35m x 1.19m approx)
Three piece suite comprising walk-in double shower cubicle with 'Mira' electric shower, push flush w.c. and wash hand basin with mixer tap. Fully tiled walls, spotlight, extractor fan, chrome heated ladder towel radiator and double glazed window to the rear.

Bedroom 2
13'7" x 11'5" approx (4.16m x 3.49m approx)
Double glazed window to the front, radiator, range of fitted wardrobes and matching overhead cupboards.

Bedroom 3
11'4" x 11'4" approx (3.47m x 3.46m approx)
Double glazed window to the rear, radiator and coving.

Bedroom 4
8'5" x 8'0" approx (2.58m x 2.44m approx)
Double glazed window to the front and radiator.

Bathroom
7'10" x 5'5" approx (2.41m x 1.67m approx)
White three piece suite comprising panelled bath with 'Mira' electric shower over and mixer tap, wash hand basin with mixer tap and push flush w.c. Double glazed window to the rear, part wall panelling and radiator.

Outside
The garden benefits from front, side and rear gardens with the front incorporating hedgerow to the boundary line, shaped lawn section and planted borders housing a variety of bushes and shrubbery including a separate vegetable plot and paved seating area. This then opens round to the side lawn which provides gated access from Borlace Crescent with pathway to front entrance door. The side is predominantly lawned, the continuation to the hedgerow to the boundary line and a further selection of planted bushes and shrubbery. This then opens out to a rear courtyard ideal for entertaining with seated area, gated access round to he driveway and personal access door into the garage. Beyond this there is a double gated driveway providing secure off street parking which in turn leads to the detached garage.

Detached Garage
With up and over door to the front, pitched roof, inspection pit with lighting, door and window to the side and power and lighting points.

Directions
From our Stapleford branch on Derby Road proceed to The Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill passing Fairfield School on the right in the direction of Bardill's roundabout. Turn right adjacent to Morrison's convenience store onto New Eaton Road and take a right turn onto Rossell Drive. The property can then be found on the corner of Rossell Drive and Borlace Crescent, identified by our 'for sale' board.
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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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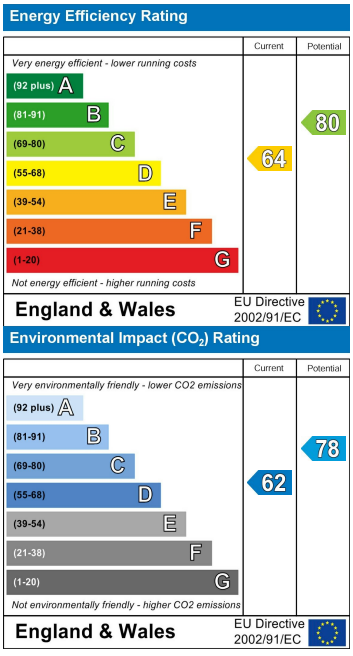

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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