Robert Ellis

look no further. . .

Rossell Drive
Stapleford, Nottingham NG9 7EJ

A THREE BEDROOM SEMI DETACHED HOUSE.

£230,000 Freehold

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This traditional three bedroom semi detached house comes to the market in a ready to move into condition.

This surprisingly spacious property benefits from recently upgraded gas fired central heating with a new combination boiler installed in August 2024. Other features include double glazed windows throughout, modern fitted kitchen and a contemporary bathroom which was installed within the last three years.

Situated in this highly regarded residential suburb, great for families and commuters alike as schools for all ages are within walking distance, including Fairfield Junior Academy and George Spencer Academy *. The A52 is a short drive away giving direct access to Nottingham, Derby, Junction 25 of the M1 motorway and the park and ride for the Nottingham tram. The town of Stapleford is also within walking distance offering a good range of shops and amenities.

The property benefits from off-street parking and enjoys a particularly good size and relatively private rear garden.

This property will make a fantastic home for first time buyers and young families. Internal viewing is recommended.

ENTRANCE HALL
Recently replaced composite double glazed front entrance door, fitted cupboards, stairs to the first floor. Door to the living room and kitchen.

LIVING ROOM
12'3" x 10'10" (3.75 x 3.32)
Living flame coal effect gas fire with feature surround, radiator, double glazed windows and French doors opening to the rear garden, connecting door to dining room.

DINING ROOM
Radiator, double glazed window to the rear, connecting door to kitchen.

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

SIDE LOBBY
Double glazed door to the rear garden and door to cloaks/WC.

CLOAKS/WC
Housing a low flush WC.

FIRST FLOOR LANDING
A spacious landing with double glazed window, hatch and ladder to partially boarded loft. Doors to bedrooms and bathroom. Cupboard housing recently installed gas combination boiler (for central heating and hot water).

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

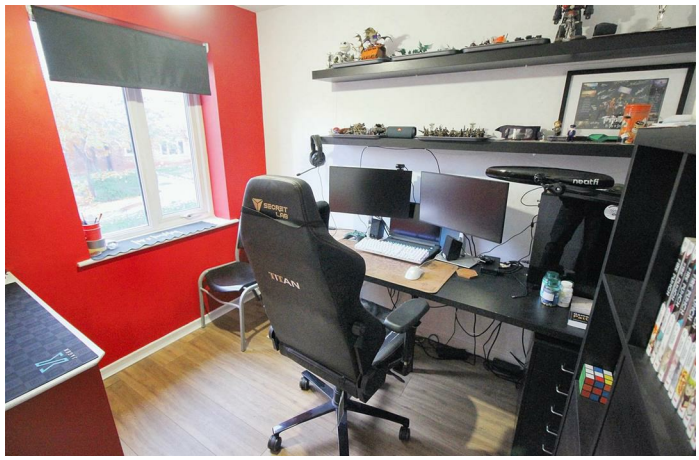
BEDROOM TWO
10'11" x 10'5" (3.35 x 3.19)
Radiator, double glazed window to the rear.

BEDROOM THREE
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 WC, "P" shaped shower bath with shower and screen over. Tiling to walls, radiator, double glazed window.

OUTSIDE
The property is set back from the road with 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. There is gated pedestrian access at the side of the house with 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 mainly laid to lawn and there is a small vegetable and herb garden and a variety of evergreen trees and shrubs giving privacy.

* AGENTS NOTE
We recommend any intending purchaser make their own enquiries as to the current admission policies for the schools mentioned.



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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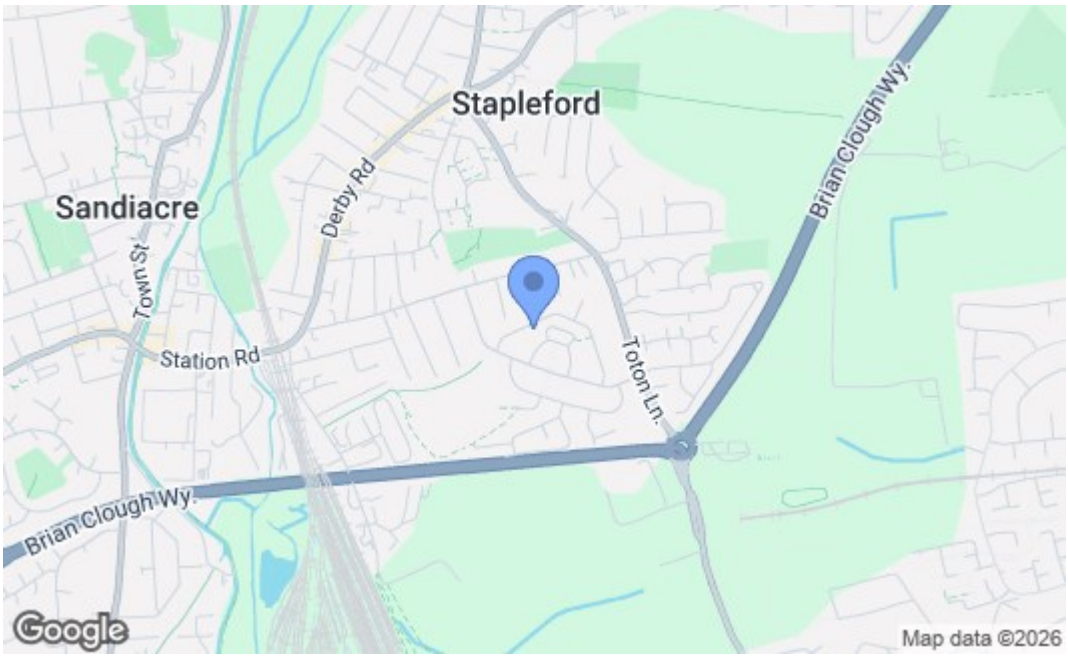

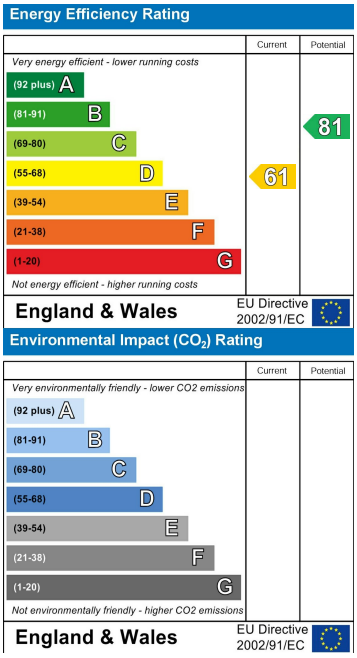

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