



**Kennedy Drive  
Stapleford, Nottingham NG9 8HT**

**£249,900 Freehold**

A DECEPTIVELY SPACIOUS & EXTENDED  
THREE BEDROOM SEMI DETACHED  
HOUSE.





ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND PARTICULARLY DECEPTIVE EXTENDED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

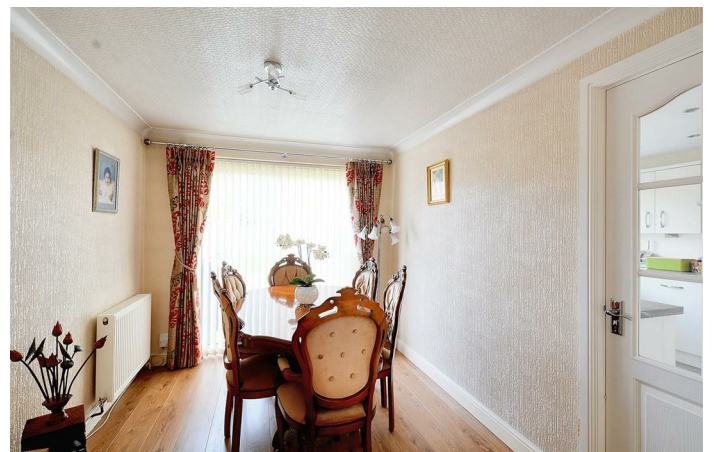
This surprisingly spacious property is ideally suited to a growing family and is particularly well maintained and presented with improved features such as a stylish and contemporary breakfast kitchen, generous through lounge and separate dining room to the ground floor.

The accommodation overall comprises entrance porch, spacious through lounge, breakfast kitchen and separate dining room to the ground floor. The first floor landing then provides access to three good size bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, double glazed windows, modern bathroom suite, fitted bedroom furniture, off-street parking, integral garage and generous garden space to the rear.

The property is located favourably within easy reach of nearby schooling for all ages, 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. There is also easy access to the shops and services in Stapleford town centre and nearby open space such as Ilkeston Road recreational ground, Hickings Lane and Bramcote Hills park.

We believe that the property would be equally suited to first time buyers or young families alike. We highly recommend an internal viewing.



## ENTRANCE HALL

uPVC double glazed front entrance door, double glazed windows to both sides, laminate flooring, further door to lounge.

## LOUNGE

23'11" x 11'0" (7.3 x 3.36)

Feature Adam-style fire surround with inset coal effect gas fire, two radiators, turning staircase rising to the first floor, double glazed window to the front (with fitted blinds), double doors to the dining room, further door to breakfast kitchen, coving, media points, laminate flooring. Plug sockets with in-built USB charging points, display lights within the fireplace.

## DINING ROOM

11'0" x 8'5" (3.37 x 2.58)

Radiator, double glazed patio doors opening out to the rear garden (with fitted blinds), laminate flooring, coving. Door to breakfast kitchen.

## BREAKFAST KITCHEN

18'10" x 9'10" (5.75 x 3.02)

This stylish room comprises a comprehensive range of fitted wall, base and drawer units with square edge work surfacing and matching breakfast bar. Inset one and a half bowl sink unit with single drainer and mixer tap. Built-in electric oven and five ring gas hob with extractor hood over, integrated dishwasher, plumbing for washing machine and space for tumble dryer, under-counter space for fridge and freezer, double glazed windows to the side, double glazed uPVC door opening out to the rear garden. Spotlights, radiator, Karndean flooring.

## FIRST FLOOR LANDING

Double glazed window to the side (with fitted blinds), useful linen cupboard, doors to all three bedrooms and bathroom. Loft access point with pulldown loft ladders to a boarded, lit and insulated loft space.

## BEDROOM 1

13'9" x 11'1" (4.2 x 3.38)

Fitted bedroom furniture including wardrobes, dressing table, drawers and overhead storage cupboards above the bed head, radiator, double glazed window to the front (with fitted blinds), laminate flooring, TV point, USB plug socket charging points.

## BEDROOM 2

10'0" x 11'1" (3.06 x 3.4)

Fitted bedroom furniture including wardrobes, desk and drawers, eye level units and shelving, radiator, double glazed window to the front (with fitted blinds), laminate flooring, TV point, plug sockets with in-built USB charging points.

## BEDROOM 3

9'10" x 7'11" (3 x 2.42)

Fitted bedroom furniture including wardrobe, desk with drawers, eye level units and shelving, radiator, double glazed window to the front (with fitted blinds), laminate flooring, spotlights, TV point, USB plug socket charging points.

## BATHROOM

7'9" x 7'6" (2.38 x 2.31)

Incorporating a modern and contemporary three piece suite comprising a vanity unit with cupboards and inset single wash hand basin with mixer tap, floating push flush WC with concealed cistern, tiled in bath with thermostatically controlled shower over and glass shower screen. Tiling to the walls with matching tiled floor, heated towel rail, double glazed window, spotlights, glass shelving, display lighting, shaver point.

## OUTSIDE

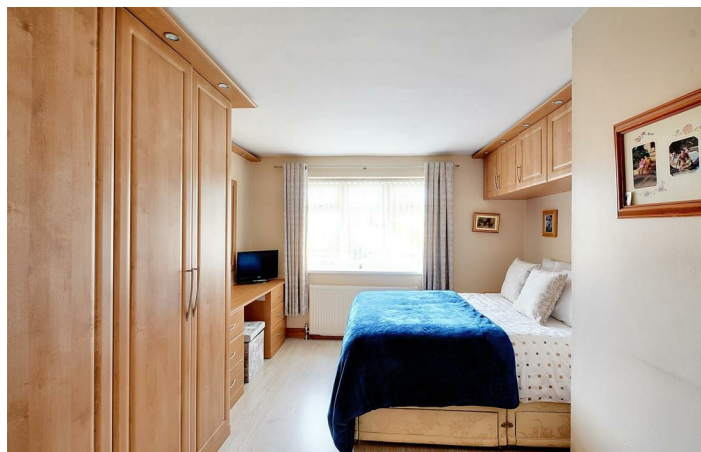
The property is set back from the road with block paved forecourt having ample off-street parking with access to the integral garage. Gated access at the side of the house then leads into the rear garden. The rear garden is landscaped with a good size paved patio area (ideal for entertaining) leading onto a generous lawn being enclosed to the boundary lines. External lighting point and water tap, garden shed with lighting.

## SINGLE INTEGRAL GARAGE

Up and over door to the front, light, power and also housing the gas fired combination boiler (for central heating and hot water purposes).

## DIRECTIONAL NOTE

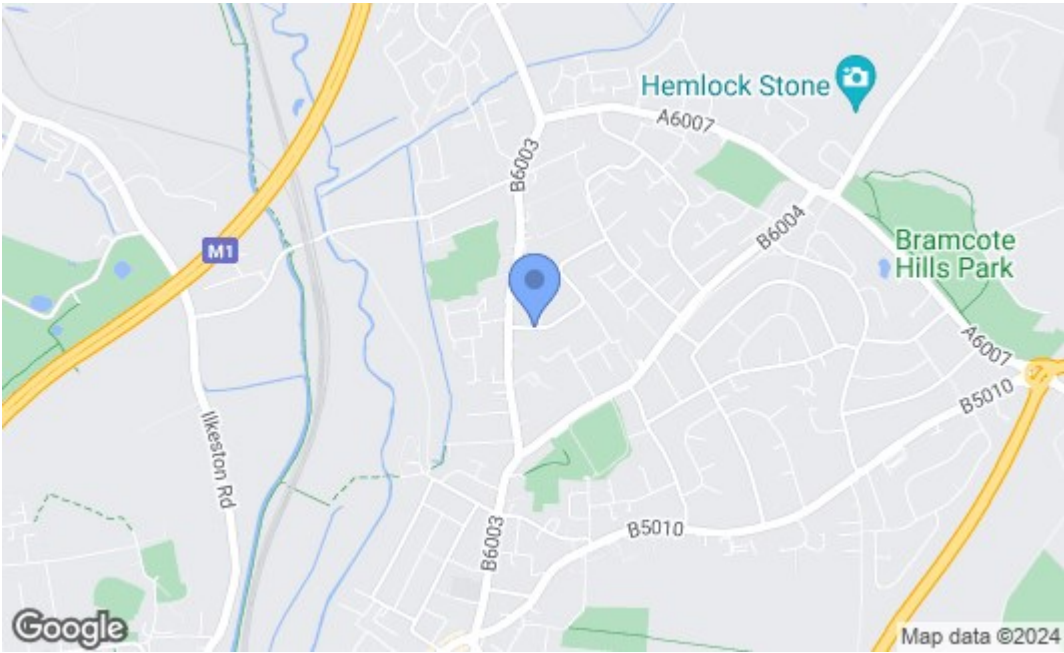
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Continue at the bend in the road onto Pasture Road, passing the entrance to Albany Junior School and take the 2nd right hand turn onto Kennedy Drive. The property can then be found on the left hand side, identified by our For Sale board.







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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	63	
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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