



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

£265,000 Freehold

AN EXTENDED FIVE BEDROOM SEMI
DETACHED HOUSE OFFERING GREAT
SPACE FOR GROWING FAMILIES.



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Features of this home include an open plan family dining kitchen with glazed internal French doors opening through to the living room. This offers a great social space. The property is centrally heated, double glazed and has a modern contemporary bathroom.

Off-street parking is provided at the front and a generous carport at the side of the property which is currently used for storage as well as a small bar area which links into the attractively landscaped rear gardens with a decked terraced area, great for alfresco dining and entertaining in the Summer months. There is a generous lawn and a further sitting area at the foot of the plot.

Situated in this popular and established residential suburb close to local amenities including schools, regular bus service and the town centre of Stapleford with a variety of national and independent retailers and local services. For those wishing to commute, the A52 for Nottingham/Derby and Junction 25 of the M1 Motorway are a short drive away.

A fantastic family home of which an internal viewing comes highly recommended.



ENTRANCE HALL

Double glazed window, front entrance door, radiator, stairs to the first floor with understairs store cupboard housing the gas boiler (for central heating and hot water), door to open plan dining kitchen.

OPEN PLAN DINING KITCHEN

13'1" x 16'8" (4 x 5.1)

Kitchen area comprises a modern and contemporary fitted range of wall, base and drawer units with work surfacing and inset composite single bowl sink unit with single drainer. Gas cooker point, plumbing for washing machine and space and plumbing for slimline dishwasher. Radiator, double glazed window to the rear, double glazed door to the carport.

Dining area comprises a radiator, double glazed patio doors to rear garden and glazed internal French doors leading to lounge.

LOUNGE

13'0" x 10'2" (3.97 x 3.11)

Feature fireplace with inset electric flame-effect fire, radiator, double glazed window to the front.

FIRST FLOOR LANDING

A split landing with loft hatch, doors to bedrooms and bathroom.

BEDROOM ONE

13'0" x 9'10" (3.97 x 3.01)

Radiator, double glazed window to the front.

BEDROOM TWO

10'9" x 9'10" (3.30 x 3.02)

Built-in airing cupboard with lagged cylinder, radiator, double glazed window to the rear.

BEDROOM THREE

13'4" x 6'11" (4.08 x 2.13)

Built-in wardrobes, radiator, double glazed window to the front.

BEDROOM FOUR

9'9" x 6'7" (2.98 x 2.01)

Fitted wardrobe, radiator, double glazed window to the front.

BEDROOM FIVE

7'6" x 6'11" (2.3 x 2.13)

Radiator, double glazed window to the front.

BATHROOM

7'0" x 6'5" (2.15 x 1.96)

Incorporating a modern and contemporary three piece suite comprising wash hand basin, low flush WC and bath tub with thermostatic controlled shower over. Tiling to walls, heated towel rail, double glazed window.

OUTSIDE

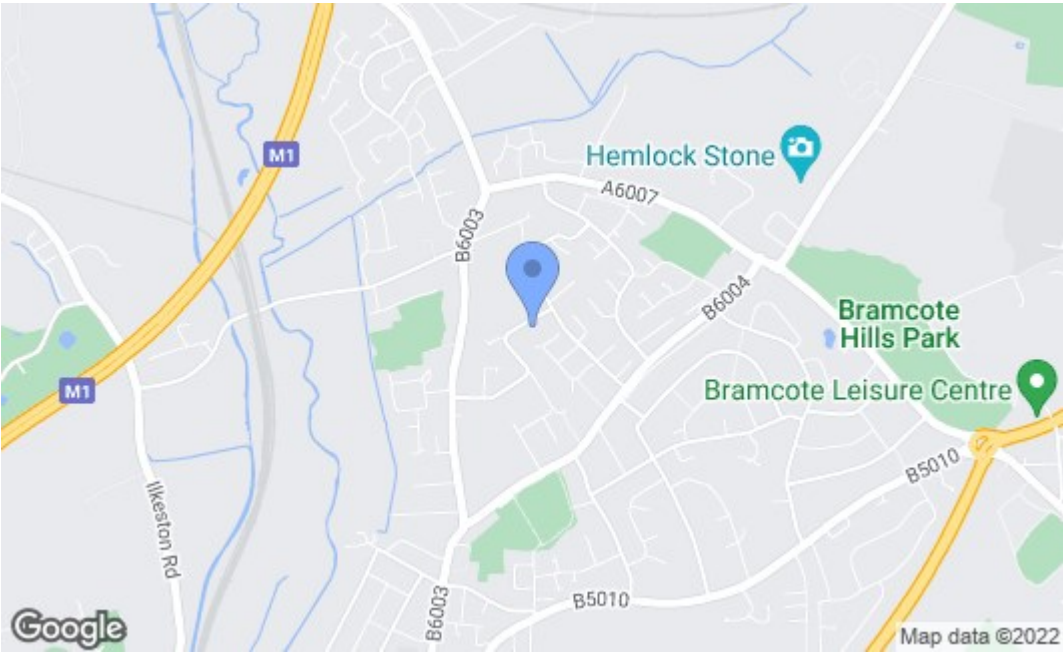
To the front there is a hedged-in garden laid to lawn with driveway providing off-street parking which leads to the carport. The rear garden is enclosed and of generous size with attractive decked terraced areas, lawn, well tended borders and a further patio area at the foot of the garden with garden shed.

CARPORT

27'2" x 7'2" (8.3 x 2.20)

Twin timber doors to the front, light and power and open to the rear garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 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		
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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.