Robert Ellis

look no further...







57 Rossell Drive,
Stapleford, Nottingham
NG9 7EG

£159,950 Freehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET, WITH NO UPWARD CHAIN, A THREE BEDROOM SEMI DETACHED HOUSE, SITUATED WITHIN THIS POPULAR CATCHMENT PART OF STAPLEFORD.

With accommodation over two floors comprising entrance hall, w.c., living room, dining room and kitchen to the ground floor. The first floor landing then provides access to three good size bedrooms, shower room and separate toilet.

Externally there are gardens to the front and rear, the front benefiting from a good size block paved driveway providing ample off-street parking leading down the side of the house to a larger than average garage and large rear garden.

The property itself benefits from gas fired central heating, double glazing, ample off-street parking, good size garden and garaging.

The property is situated within walking distance of George Spencer Academy Trust and Fairfield Junior School. There is also easy access to the shops and services within Stapleford town centre and a variety of nearby transport links including the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardill's roundabout.

Ideal for a first time buyer or young family, we highly recommend an internal viewing.





ENTRANCE HALL
11'3" x 7'10" (3.44 x 2.41)
UPVC panel and double glazed front entrance door with double glazed windows to either side, stairs to first floor, telephone point, radiator, meter cupboard and doors to living room, kitchen and w.c.

GROUND FLOOR W.C.
4'3" x 2'5" (1.32 x 0.74)
Low flush w.c. and double glazed window to the side.

LOUNGE
12'3" x 10'8" (3.75 x 3.27)
Double glazed window to the front, radiator, provision for gas fire (currently capped off) with Adam style fire surround incorporating tiled insert and hearth. Radiator and sliding door to:

DINING ROOM
10'9" x 7'10" (3.28 x 2.41)
Double glazed window to the rear and radiator. Door to:

KITCHEN
12'7" x 8'11" (3.85 x 2.73)
The kitchen comprises a contrasting range of fitted base and wall storage cupboards with marble effect roll edge work surfacing. Inset sink and drainer with mixer tap and tiled splashbacks, space for kitchen appliances, radiator, double glazed window to the rear, UPVC panel and double glazed exit door.

FIRST FLOOR LANDING
Could also double up as a study space, with double glazed window to the rear, storage cupboard with shelving, radiator, loft access point and doors to all bedrooms, shower room and w.c.

BEDROOM 1
12'4" x 10'9" (3.76 x 3.28)
Double glazed window to the front, radiator, original fireplace and fitted wardrobe with sliding door.

BEDROOM 2
11'3" x 11'0" (3.43 x 3.37)
Double glazed window to the front and radiator.

BEDROOM 3
8'11" x 8'7" (2.72 x 2.62)
Double glazed window to the rear and radiator.

SHOWER ROOM
6'1" x 5'6" (1.86 x 1.69)
Walk-in shower area with Mira electric shower and wash hand basin, tiled walls, two double glazed windows to the rear and radiator.

SEPARATE W.C.
4'9" x 2'7" (1.46 x 0.81)
Push-flush w.c. and double glazed window to the rear.

OUTSIDE
To the front of the property is a block paved driveway providing ample off-street parking, screened by hedgerows to the boundary line and providing access to the front entrance door and gated access to the side driveway. Down the side of the property is a useful brick store which currently houses the gas fired central heating combination boiler, lighting and shelving points. The rear garden is larger than average, being enclosed by a mixture of timber fencing and hedgerows. The garden itself is majority laid to lawn, ideal for families, with paved pathway providing access down middle of the plot to a timber garden shed and greenhouse.

GARAGE
Up and over door to the front, power and lighting points.

DIRECTIONAL NOTE
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 the entrance to Fairfield School in the direction of George Spencer School/Bardill's roundabout. Take a right turn opposite the Morrisons convenience store/petrol filling station onto New Eaton Road and take the first right onto Rossell Drive. The property can then be found on the right hand side, identified by our For Sale Board.

Ref: 5853nh





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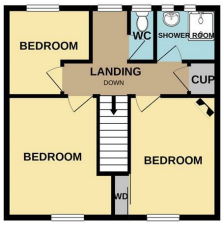
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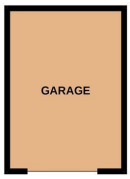
GROUND FLOOR



1ST FLOOR



OUTBUILDING

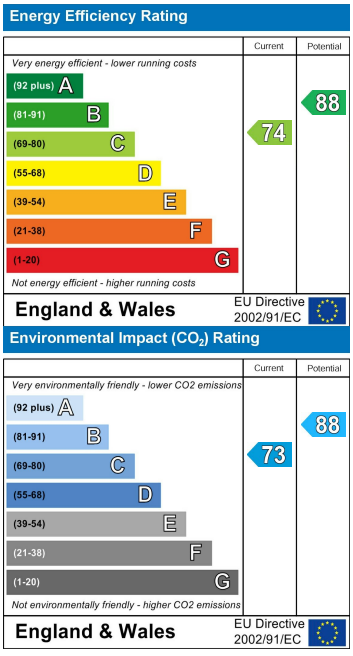




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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