



**Brampton Drive  
Stapleford, Nottingham NG9 7JJ**

**A THREE BEDROOM WESTERMAN HOMES  
CONSTRUCTED EXTENDED SEMI  
DETACHED HOUSE.**

**Asking Price £259,950 Freehold**



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET FOR THE FIRST TIME IN OVER 40 YEARS, HAVING ONLY HAD TWO OWNERS SINCE CONSTRUCTION BY WESTERMAN HOMES, THIS CORNER POSITION, EXTENDED, THREE BEDROOM SEMI DETACHED HOUSE ALSO HAS THE BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hall with useful understairs storage space, living room, dining area and kitchen. The first floor landing provides access to three bedrooms and bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking and gardens to the front, side and rear.

The property is located favourably within easy reach of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. There is also easy access to ample outdoor space, including Queen Elizabeth Park and Archers Field. For those needing to commute, there are great transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

The property sits on a corner position benefitting from a sunny aspect located in this quiet residential no-through road.

We believe the property will make an ideal first time buy or young family home. We highly recommend an internal viewing.



## ENTRANCE HALL

15'7" x 6'11" (4.77 x 2.13)

Central uPVC panel and double glazed entrance door with full height double glazed windows to either side of the door, laminate flooring, staircase rising to the first floor, radiator, useful understairs storage cupboard housing the meters. Doors then provide access to the living room and kitchen.

## LIVING ROOM

14'8" x 11'10" (4.48 x 3.61)

Double glazed window to the front (with fitted blinds), matching laminate flooring, decorative coving, media points, wall light points, central electric ceiling fan.

## DINING AREA

11'9" x 9'10" (3.60 x 3.01)

Larger than average dining area due to the extension with double glazed French doors opening out to the rear garden, double glazed window panel to the side of the door (with fitted blinds). Breakfast bar with useful storage shelving beneath, radiator, laminate flooring, decorative blockwork, spotlights. Opening through to the kitchen, panel and glazed door to the living room.

## KITCHEN

12'0" x 9'9" (3.67 x 2.98)

Comprises a matching range of fitted base and wall Shaker-style storage cupboards with granite effect square edge work surfaces incorporating one and a half bowl sink unit with central swan neck mixer tap and draining board. Spotlights, glass fronted crockery cupboards. Incorporated in the sale is the Rangemaster cooker, freestanding fridge/freezer and washing machine. Double glazed windows to both the side and rear (both with fitted roller blinds), wall mounted, gas fired combination boiler (for central heating and hot water purposes), part decorative panelling, composite double glazed exit door to outside. Opening through to the dining area.

## FIRST FLOOR LANDING

Double glazed window to the side (with fitted blinds). Doors to all bedrooms and bathroom. Useful storage cupboard. Loft access point to a partially boarded, lit and insulated loft space via pulldown loft ladders. Telephone point.

## BEDROOM ONE

12'1" x 11'3" (3.69 x 3.45)

Double glazed window to the front (with fitted blinds), radiator.

## BEDROOM TWO

12'0" x 10'3" (3.67 x 3.14)

Double glazed window to the rear (with fitted blinds), radiator, fitted wardrobes with sliding doors and central mirror.

## BEDROOM THREE

8'3" x 6'10" (2.54 x 2.09)

Double glazed window to the front (with fitted blinds), radiator.

## BATHROOM

8'7" x 6'9" (2.62 x 2.08)

Re-fitted approximately 18 months ago, comprising walk-in tiled and enclosed shower cubicle with dual attachment mains shower, oversized wash hand basin with mixer tap and storage drawers beneath, push flush WC. Victorian-style radiator with towel attachment, mirror fronted bathroom cabinet, decorative tiled splashbacks, double glazed window to the rear (with fitted blinds), inset spotlights doubling up with extractor fan.

## OUTSIDE

Situated on a corner plot, the property benefits from three sections of garden, the front being lawned with shaped and planted flower borders housing a variety of mature bushes and shrubbery. This is enclosed by a dwarf brick boundary wall with decorative coping stones and wrought iron pedestrian gate and pathway leads to the front entrance door. The front garden then opens out to the side, which incorporates a timber built summerhouse and storage shed. The side garden has decorative plum slate chippings, decorative rockery stones and planted borders housing mature bushes and shrubbery. The side garden then continues to a potential vegetable patch or growing area, with side patio accessed from the kitchen door, making an ideal seating area. This then open out to the driveway to the rear providing off-street parking with access from the side road (Brunswick Drive) via a lowered kerb entry point. This then leads to a detached brick built garage with double doors to the front. The rear garden is enclosed and designed for straightforward maintenance, being predominantly paved with a greenhouse, external water tap and uPVC door provides access into the dining area.

## DIRECTIONAL NOTE

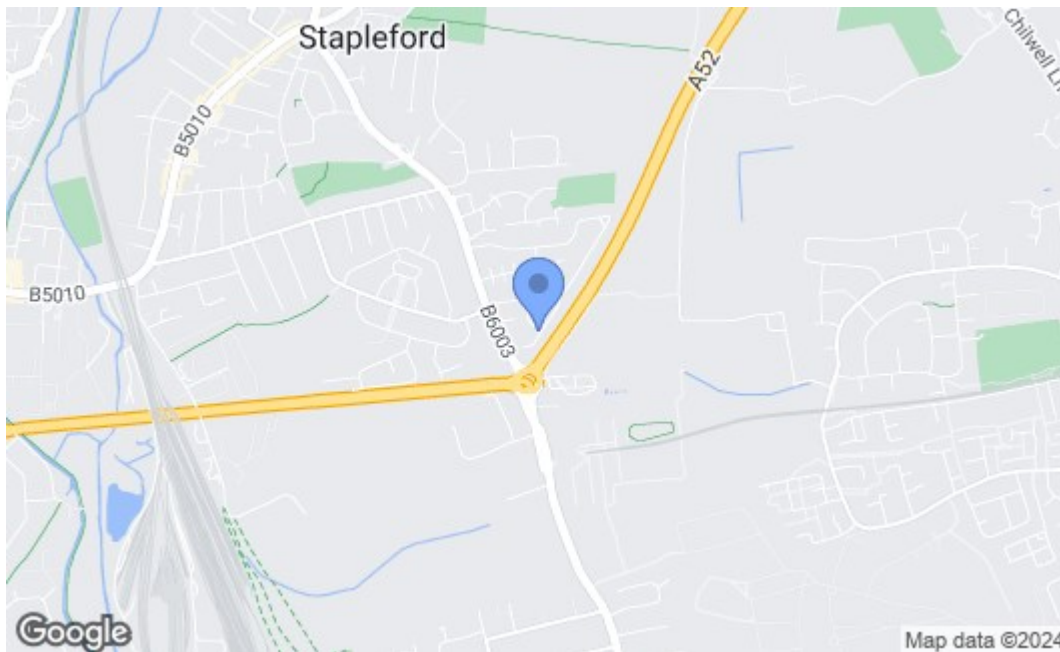
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue past the entrance to Fairfield School in the direction of the A52 roundabout. Take a left hand turn after the Morrisons Convenience Store/Petrol Station onto Darkey Lane and take the first right onto Brunswick Drive. The property can be found on the right hand corner adjoining Brunswick Drive and Brampton Drive.

## COUNCIL TAX

Broxtowe Borough Council Band B.



Robert Ellis  
ESTATE AGENTS



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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.