Robert Ellis

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Washington Drive
Stapleford, Nottingham NG9 8PY

A WESTERMAN CONSTRUCTED THREE BEDROOM SEMI DETACHED HOUSE ON A GENEROUS OVERALL PLOT.

£225,000 Freehold

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A WESTERMAN CONSTRUCTED THREE BEDROOM SEMI DETACHED HOUSE ON A GENEROUS OVERALL PLOT.

Robert Ellis are pleased to bring to the market this Westerman Homes constructed three bedroom semi detached house sitting on a generous overall corner plot with views over the adjacent recreational ground to the front.

With accommodation over two floors comprising: entrance hall, through-lounge diner and kitchen to the ground floor. First floor landing then provides access to three bedrooms and a modern three piece shower room.

Other benefits of the property include gas central heating, double glazing, dual entrance driveways and detached garage.

The property sits favourably within close proximity of excellent nearby schooling for all ages. There is also easy access to good nearby amenities including the Ilkeston Road recreational ground, Hickings Lane and Bramcote Park open spaces. There is also easy access to good transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and Nottingham Electric Tram terminus situated at Bardills roundabout.

The property would be welcomed by both first time buyers and young families alike and we highly recommend an internal viewing.

ENTRANCE HALL
10'3" x 6'8" (3.14 x 2.05)
uPVC panel and double glazed front entrance door with double glazed windows to either side of the door, radiator, staircase rising to the first floor, doors to living room and kitchen.

LOUNGE DINER
21'8" x 11'8" (6.62 x 3.58)
Dual aspect room with double glazed window to the front overlooking the recreational field and sliding double glazed patio doors opening out to the rear garden, radiator, serving hatch, decorative stone and slate fire surround incorporating a four bar gas fire and two electric ceiling fans.

KITCHEN
10'7" x 8'11" (3.24 x 2.72)
The kitchen comprises a matching range of fitted base and wall storage cupboards with rolled top work surfaces incorporating counter level one and a half bowl sink unit, draining board and mixer tap, fitted counter level four ring gas hob with extractor over and integrated eye level oven and grilled. Boiler cupboard housing the gas fired central heating boiler, plumbing for washing machine, space for under-counter fridge, double glazed window to the rear, uPVC panel and double glazed side exit door to driveway, tiled floor, alarm control panel and useful understairs pantry cupboard also housing the meters and shelving.

FIRST FLOOR LANDING
Double glazed window to the side, radiator, loft access point with pull down aluminium ladders to an insulated loft space. Doors to all bedrooms and shower room.

BEDROOM ONE
11'7" x 11'1" (3.55 x 3.39)
Double glazed window to the front offering views over the adjacent recreational ground, radiator and a range of fitted bedroom furniture including wardrobes, drawers, vanity area and display shelving.

BEDROOM TWO
9'10" x 9'8" (3.02 x 2.97)
Double glazed window to the rear overlooking the rear garden, radiator and a range of fitted wardrobes to one wall.

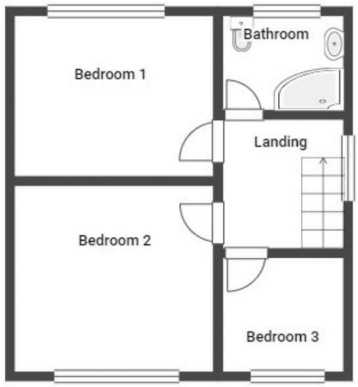
BEDROOM THREE
7'6" x 6'10" (2.30 x 2.10)
Double glazed window to the front offering views over the adjacent recreational field, radiator and fitted storage cupboards to the overstairs area.

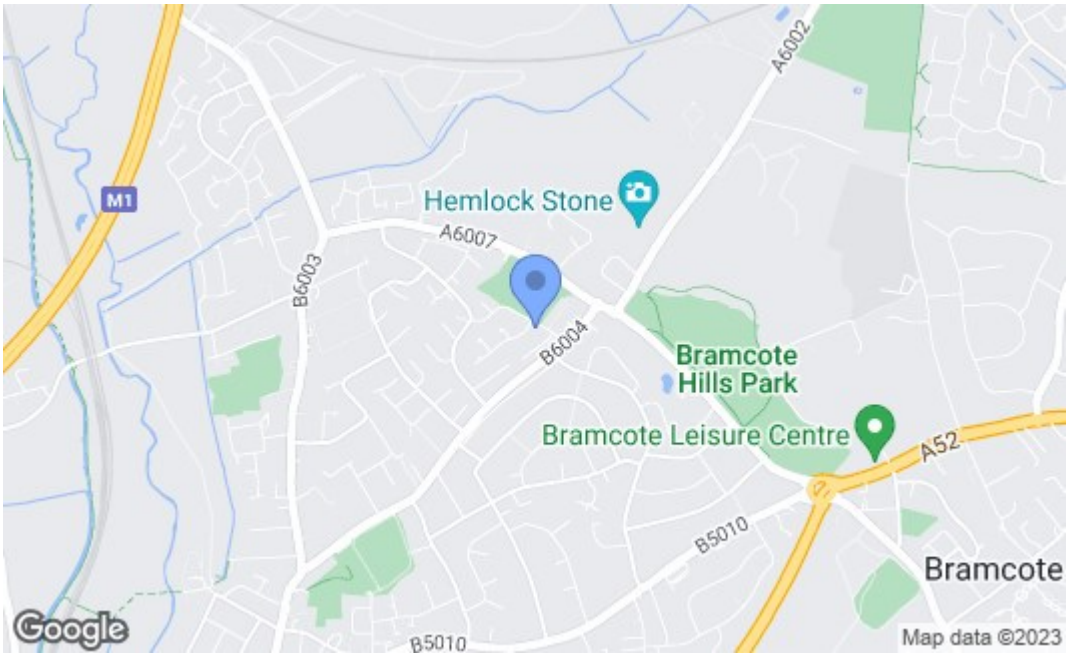
SHOWER ROOM
6'9" x 5'1" (2.07 x 1.57)
Modern white three piece suite comprising corner shower cubicle with mains fed shower, wash hand basin with mixer tap and storage cupboards beneath and push flush WC. Partial wall tiling, decorative tile splashbacks to the shower area, double glazed window to the rear, fitted chrome heated ladder towel radiator and tiled windowsill.

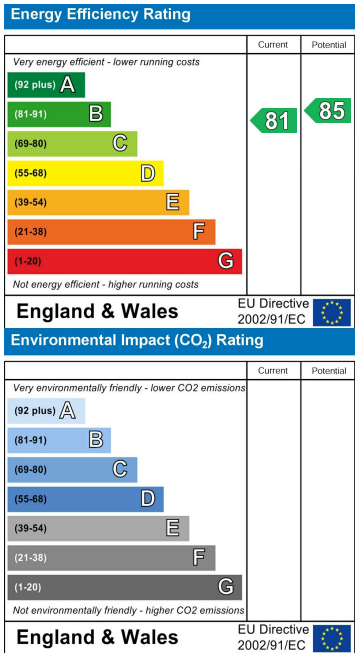
OUTSIDE
Unlike others, the property benefits from a dual entrance presscrete driveway providing ample off-street parking, both of the gated entrance allow for access to the covered carport and around to the back to the detached garage. The gardens open out from front to side with the front benefitting from a shaped lawn section and decorative graveled rockery housing a variety of planted bushes and shrubbery. The presscrete driveway continues from the front to the back towards both gated entrances with the rear then giving access to the detached garage. The rear garden is designed for straight forward maintenance, offering a paved patio area ideal for entertaining with a planted array of mature bushes and shrubbery. There is gated entrance to the driveway from the rear garden.

DETACHED GARAGE
With 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 left onto Church Street. At the bend in the road turn left onto Pasture Road and take an immediate right onto Hickings Lane. Proceed past the entrance to the park and continue as if heading in the direction of Bramcote before taking an eventual left hand turn onto Washington Drive just prior to the parade of shops on the left hand side. The property can then be found on the left hand side adjoining Washington Drive and Perth Drive. Ref. 7529NH







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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