Robert Ellis

look no further. . .

Kennedy Drive
Stapleford, Nottingham NG9 8HW

A WIMPEY HOMES CONSTRUCTED THREE BEDROOM SEMI DETACHED HOUSE.

£235,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS WIMPEY HOMES CONSTRUCTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises spacious entrance hallway, living room, dining room and kitchen. The first floor landing provides access to three bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating, double glazing, off-street parking, detached garage with power and light, and generous enclosed garden space to the rear.

The property is located in this popular and established residential location within close proximity of excellent 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, services and amenities in Stapleford town centre, as well as nearby open space such as Hickings Lane Park and Bramcote Hills Park.

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

ENTRANCE HALL
13'6" x 6'0" (4.13 x 1.83)
uPVC panel and glazed front entrance door, staircase rising to the first floor with storage cupboard and meters, router point, radiator. Door to kitchen.

LIVING ROOM
12'10" x 10'3" (3.92 x 3.14)
Double glazed window to the front, radiator, central chimney breast incorporating coal effect gas fire sat on a marble hearth, media points.

DINING ROOM
8'10" x 8'9" (2.70 x 2.69)
Radiator, sliding double glazed patio doors opening out to the rear garden, archway through to living room.

KITCHEN
10'9" x 7'4" (3.29 x 2.24)
The kitchen comprises a matching range of fitted base and wall storage cupboards with contrasting drawer fronts, one and a half bowl sink unit with draining board and central swan-neck mixer tap. Plumbing and space for washing machine and under-counter condenser tumble dryer space, further appliance space and gas cooker point. Boiler cupboard housing the gas fired boiler. Double glazed window to the side, uPVC panel and double glazed exit door to the rear garden.

FIRST FLOOR LANDING
With double glazed window to the side, loft access point to an insulated loft space. Doors to all bedrooms and bathroom.

BEDROOM ONE
12'10" x 9'7" (3.93 x 2.93)
Double glazed window to the front, radiator, TV point, range of fitted bedroom furniture including wardrobes, drawers and overhead storage cupboards.

BEDROOM TWO
10'8" x 9'11" (3.27 x 3.04)
Double glazed window to the rear overlooking the rear garden, radiator, airing cupboard housing the recently replaced hot water cylinder.

BEDROOM THREE
9'8" x 6'3" (2.96 x 1.93)
Double glazed window to the front, radiator, overstairs storage cupboard, wall mounted storage cabinets.

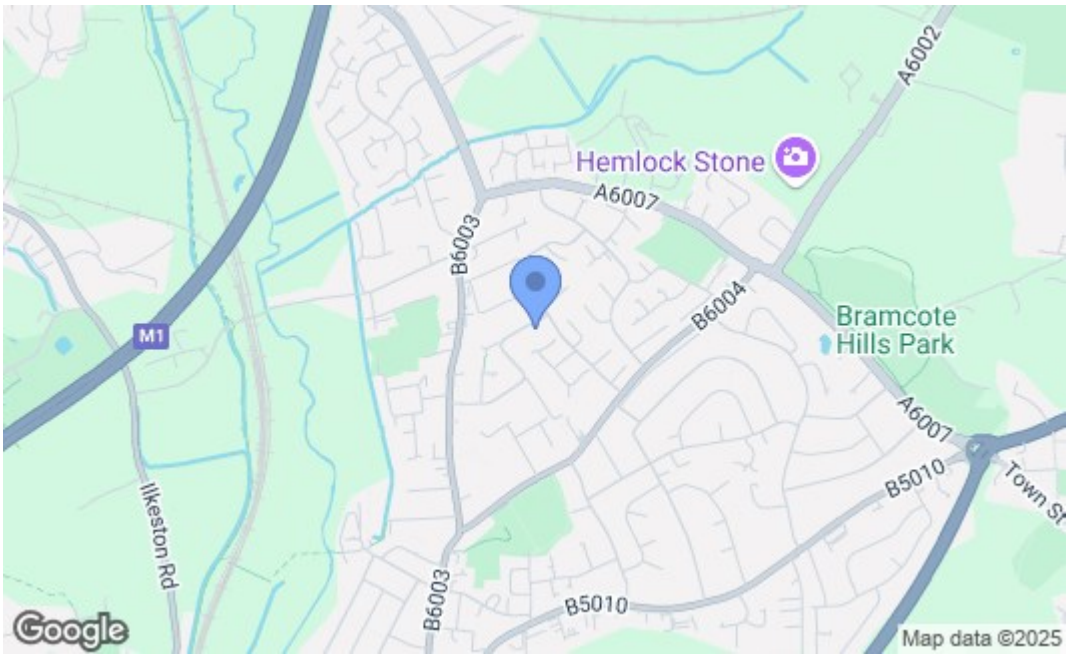
BATHROOM
6'3" x 5'4" (1.92 x 1.64)
Three piece suite comprising panel bath with electric shower, mixer tap and additional handheld shower attachment, wash hand basin, low flush WC. Double glazed window to the rear (with fitted roller blind), partial wall tiling, wall mounted bathroom cabinet, chrome ladder-style radiator.

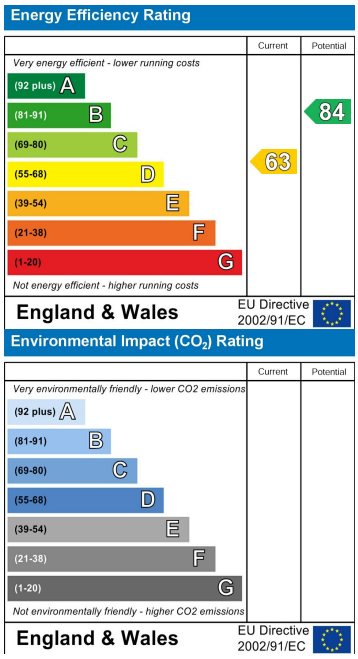
OUTSIDE
To the front of the property there is a gravel garden designed for straightforward maintenance with an array of bushes and shrubbery. The driveway leads down the left hand side of the property towards the detached garage and into the rear garden.

TO THE REAR
The rear garden is of a good proportion (ideal for families) and offers an initial paved patio seating area (ideal for entertaining). This then leads onto a shaped garden lawn with planted borders housing a variety of bushes and shrubbery. Gated access leads onto the driveway, lighting, water tap, external power point connected via the garage.

DETACHED GARAGE
Double opening doors to the front, pitched roof, power and lighting.

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, continue onto Pasture Road and head in the direction of Trowell. Take a right hand turn onto Kennedy Drive and follow the road towards the top where the property can be found on the right hand side, identified by our For Sale board.





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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