Robert Ellis

look no further. . .

Devonshire Drive
Stapleford, Nottingham NG9 8GY

A BEAUTIFULLY PRESENTED BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE.

Offers Over £190,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE POSITIONED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION IN LOCATION.

With accommodation over two floors, comprising entrance hall, bay fronted living and full width dining kitchen to the ground floor. The first floor landing provides access to two bedrooms and a modern four piece bathroom suite.

The property also benefits from a block paved driveway to the front providing off-street parking, gas central heating from combination boiler, double glazing and a generous outside garden space to the rear.

The property sits favourably in this popular and established residential location in Stapleford and is within easy reach of excellent nearby schooling for all ages, as well as access to a vast array of nearby shops, services and amenities in Stapleford town centre.

For those needing to commute, there are great transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property would make an ideal first time buy with the property being in a ready to move into condition. We highly recommend an internal viewing.

ENTRANCE HALL
4'3" x 3'0" (1.31 x 0.92)
uPVC panel and double glazed front entrance door, staircase rising to the first floor, laminate flooring, wall mounted shoe cabinet. Door to living room.

LIVING ROOM
13'10" x 13'1" (4.23 x 4.00)
Double glazed bay window to the front (with fitted blinds), media points, electric flame effect fire with Adam-style surround, useful understairs storage cupboard which houses the meters. Archway opening through to the dining kitchen.

DINING KITCHEN
16'5" x 9'4" (5.01 x 2.87)
The kitchen area comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating a single sink and draining board with central mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine and dishwasher, space for full height fridge/freezer. Ample space for dining table and chairs, radiator, tiled floor, boiler cupboard containing wall mounted gas fired combination boiler (for central heating and hot water purposes), double glazed window to the rear (with fitted blind), uPVC panel and double glazed exit door to garden.

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

BEDROOM ONE
16'6" x 9'9" (5.04 x 2.98)
Double glazed window to the front, radiator, part wall panelling.

BEDROOM TWO
11'6" x 7'8" (3.52 x 2.35)
Radiator, double glazed window to the rear overlooking the rear garden.

BATHROOM
8'4" x 8'2" (2.55 x 2.49)
Modern white four piece suite comprising panel bath with mixer tap, separate tiled and enclosed shower cubicle with mains shower, push flush WC, wash hand basin with mixer tap. Partial wall tiling, double glazed window to the rear, spotlights, wall mounted bathroom cabinet, extractor fan, chrome ladder towel radiator.

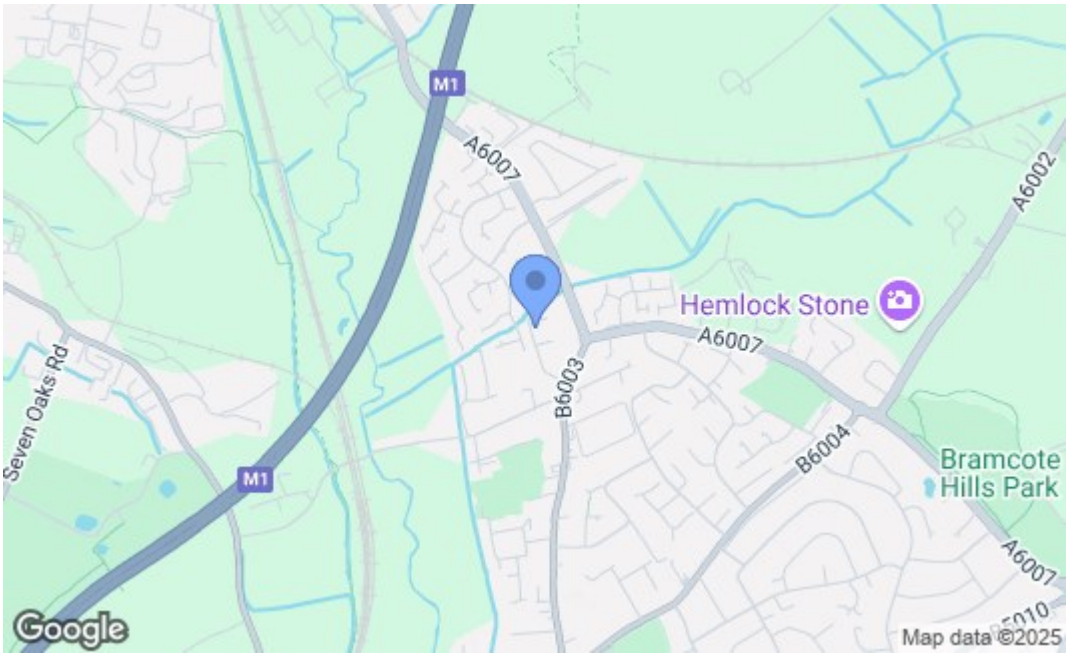
OUTSIDE
To the front of the property there is a block paved driveway accessed from lowered kerb frontage providing off-street parking and paved pathway provides access to the front entrance door, as well as side gate for pedestrian access to the rear garden.

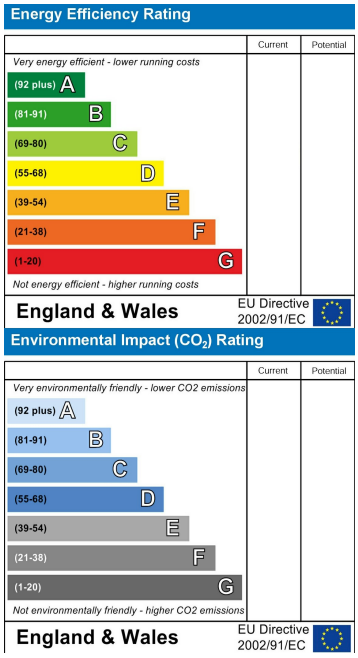
TO THE REAR
The rear garden enjoys a high degree of sunlight, benefitting from a good sized paved patio area (ideal for entertaining) with a chipped bark decorative border housing a variety of bushes and shrubbery. The garden consists of a strip lawn section and paved pathway providing access to a rear decked entertaining space. The garden is enclosed by timber fencing and hedgerows to the boundary line and also incorporates an outside water tap, lighting point, pedestrian gate leading back to the front.

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 proceed in the direction of Trowell. After the turning for Moorbridge Lane, take a left hand turn onto Devonshire Drive and the property can be found on the right hand side.

COUNCIL TAX
Broxtowe Borough Council Band A.

Material Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating - combination boiler
Septic Tank – No
Broadband – Available
Sewage – Mains supply
Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Very Low Risk
Flood Defences – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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.