Robert Ellis

look no further...

Kennedy Drive
Stapleford, Nottingham NG9 8HW

AN EXTENDED THREE BEDROOM SEMI DETACHED HOUSE.

£259,950 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTENDED (TO THE GROUND FLOOR) GEORGE 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 entrance hall, extended kitchen, living room, dining room and conservatory. The first floor landing then provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, carport and generous 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, whilst also being on the doorstep to ample outdoor green space, including Bramcote Hills Park, Ilkeston Road Recreation Ground and Hickings Lane which now incorporates the new football academy.

There is also easy access to the town centre which offers a wide variety of national and independent retailers, as well as being close to good transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the electric tram terminus situated at Bardills roundabout.

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

ENTRANCE HALL
13'6" x 6'2" (4.12 x 1.88)
Composite and double glazed front entrance door with stained glass top panel and double glazed window to the side, staircase rising to the first floor with useful understairs storage cupboard housing the gas and electric meters, radiator, alarm control panel. Door to kitchen.

EXTENDED KITCHEN
20'3" x 8'0" (6.19 x 2.44)
Equipped with a matching range of fitted base and wall storage cupboards and drawers with granite style roll top work surfaces incorporating single sink and draining board with central swan-neck mixer tap and tiled splashbacks. Space for cooker with extractor canopy over, integrated fridge/freezer, space for washing machine, plumbing and space for slimline dishwasher, radiator, tiled flooring. Door to dining area.

LIVING ROOM
12'11" x 10'1" (3.94 x 3.08)
Double glazed window to the front, radiator, media points, central chimney breast incorporating an Adam-style fire surround with marble insert and hearth housing a coal effect fire (not connected). Opening through to the dining area.

DINING AREA
10'9" x 8'10" (3.28 x 2.70)
Ample space for dining table and chairs, radiator, access to the conservatory and opening through to the living room.

CONSERVATORY
12'8" x 7'7" (3.88 x 2.33)
Brick and uPVC construction with an insulated panel ceiling incorporating Velux roof window, useful shelving, wall light point. Bi-fold doors to the rear open out to the rear garden.

FIRST FLOOR LANDING
Double glazed window to the side, loft access point with pull-down ladder to a partially boarded, lit and insulated loft space. Doors to bedrooms and bathroom.

BEDROOM ONE
13'0" x 9'10" (3.97 x 3.00)
Double glazed window to the front, radiator, range of fitted bedroom furniture including full height wardrobes, overhead storage cupboards and bedside cabinets.

BEDROOM TWO
10'9" x 10'0" (3.29 x 3.05)
Useful storage cupboard with shelving, double glazed window to the rear overlooking the rear garden and allotments beyond, radiator.

BEDROOM THREE
9'10" x 6'5" (3.01 x 1.96)
Double glazed window to the front (with fitted blind), radiator, wall mounted gas fired combination boiler (for central heating and hot water purposes).

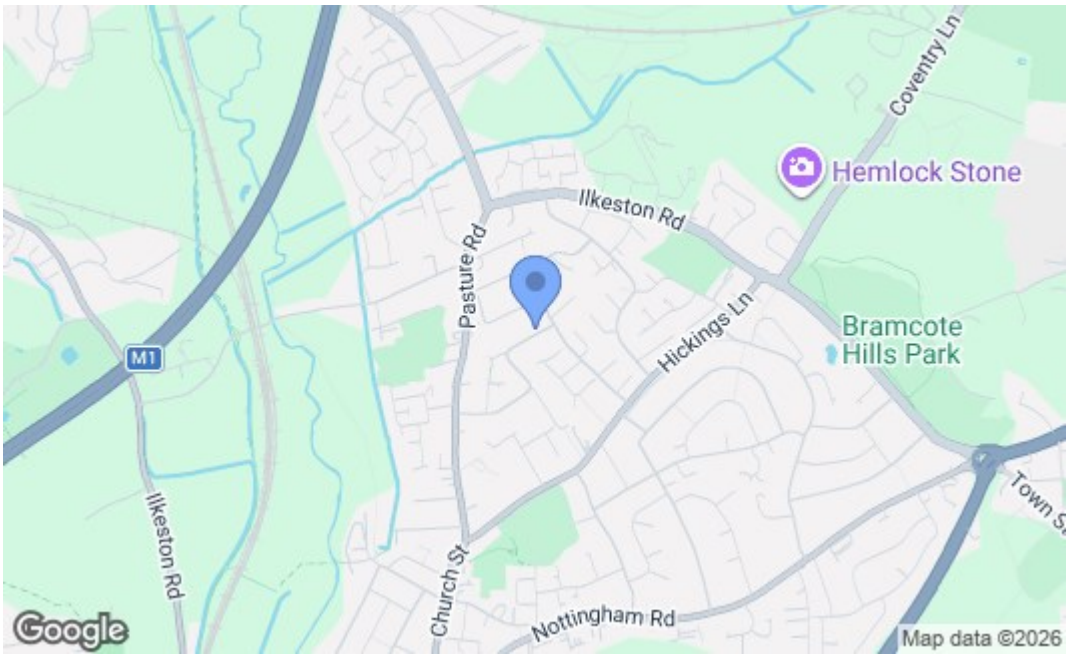
BATHROOM
7'2" x 6'4" (2.20 x 1.95)
Modern white three piece suite comprising "P" shaped bath with glass shower screen with mains shower over, wash hand basin with mixer tap and double storage cabinets beneath, push flush WC. Partial tiling to the walls, double glazed window to the rear (with fitted blind), extractor fan, chrome ladder towel radiator.

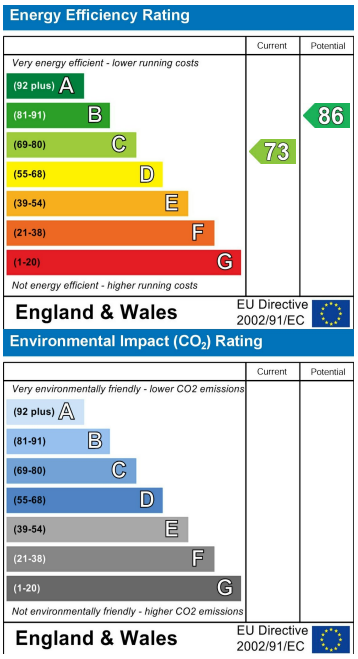
OUTSIDE
To the front of the property, there is a lowered kerb entry point to a block paved style resin driveway providing off-street parking, decorative stone to the flowerbeds with a variety of bushes and shrubbery. Access to the carport down the right hand side of the property via double entrance gates.

CARPORT
The carport leads down the right hand side of the property and provides further secure parking (if required) and then leads to the rear garden.

TO THE REAR
The rear garden is split into various sections and offers an initial block paved patio seating area with access to the second and third parts of the garden which are predominantly paved with planted beds and rockery housing a wide variety of bushes, shrubs, trees and plants. There is a useful garden shed, as well as an external lighting point and water tap.

DIRECTIONS
From our Stapleford Branch, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, continue onto Pasture Road and take a right hand turn onto Kennedy Drive. Continue following the bend in the road to the left and then the right, the property can be found on the left 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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044