Robert Ellis

look no further. . .

Kennedy Drive
Stapleford, Nottingham NG9 8HT

A DOUBLE WIDTH PLOT WIMPEY CONSTRUCTED THREE BEDROOM SEMI DETACHED HOUSE.

£220,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED DOUBLE WIDTH PLOT THREE BEDROOM WIMPEY HOMES CONSTRUCTED SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED LOCATION.

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

The property also benefits from ample off-street parking to the front, having the benefit of a double width plot, front and rear gardens, detached garage, gas central heating and double glazing.

The property sits favourably 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.

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

ENTRANCE HALL
11'2" x 6'0" (3.42 x 1.85)
uPVC panel and double glazed front entrance door with uPVC double glazed window to the side of the door, tiled floor, radiator, telephone point, staircase rising to the first floor with decorative open spindle balustrade, useful understairs storage cupboard. Doors to living room and kitchen.

LIVING ROOM
12'11" x 10'3" (3.94 x 3.13)
Double glazed window to the front (with fitted blinds), radiator, matching to the dining room wooden flooring, central chimney breast housing wall mounted electric remote controlled fire, media points. Archway through to the dining area. Door to the hallway.

DINING ROOM
10'8" x 8'10" (3.27 x 2.70)
Double glazed French doors opening out to the rear garden patio, radiator, wooden flooring. Archway through to the living room.

KITCHEN
10'9" x 7'4" (3.29 x 2.26)
Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating one and a half bowl sink unit with draining board and central mixer tap. Tiled splashbacks, space for cooker, plumbing for washing machine, vented space for tumble dryer, wall mounted gas boiler, space for full height fridge/freezer, glass fronted crockery cupboards, panel and Georgian-style glazed door back to the hallway, wall mounted thermostat, uPVC double glazed window to the side (with fitted roller blind), uPVC panel and double glazed exit door to outside.

FIRST FLOOR LANDING
Double glazed window to the side, decorative open spindle balustrade. Doors to all bedrooms and bathroom. Loft access point with pulldown loft ladders to a partially boarded, lit and insulated loft space.

BEDROOM ONE
12'11" x 9'10" (3.94 x 3.01)
Double glazed window to the front (with fitted blinds), radiator.

BEDROOM TWO
10'9" x 9'10" (3.29 x 3.00)
Double glazed window to the rear (with fitted blinds), radiator, airing cupboard housing hot water cylinder with shelving space above.

BEDROOM THREE
9'10" x 6'5" (3.01 x 1.97)
Double glazed window to the front (with fitted blinds), radiator. Useful overstairs storage cupboard.

BATHROOM
6'6" x 5'8" (2.00 x 1.73)
Three piece suite comprising panel bath with shaped glass shower screen, electric shower, wash hand basin with mixer tap with tiled splashbacks, push flush WC. Partial wall tiling, double glazed window to the rear (with fitted roller blind), tiled floor, chrome towel radiator, extractor fan.

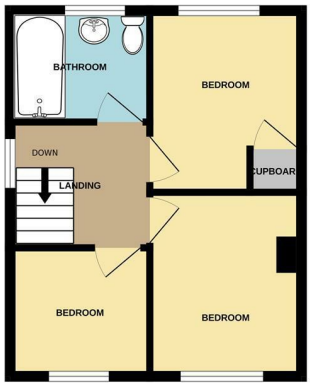
OUTSIDE
To the front of the property there is a double width driveway plot providing off-street parking, side-by-side for several cars. The left hand driveway then provides access to the detached garage. Front garden lawn with dwarf brick boundary wall to the boundary line and planted borders housing a variety of bushes and shrubbery. The side and rear gardens open out from the double gates from the driveway which could also offer further secure off-street parking behind the gates. There is a lawn which runs to the bottom left hand corner, being enclosed by timber fencing and hedgerows to the boundary line. There is a good sized pitch roof garden shed (ideal for generic garden storage), two paved patio seating areas (ideal for entertaining) and an additional lawned area with planted borders housing a variety of bushes and shrubbery. Within the garden there is also external water tap, manual awning, outside power and lighting points.

DETACHED GARAGE
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 veer left onto Pasture Road and proceed in the direction of Trowell. Look for and take an eventual right hand turn onto Kennedy Drive. The property can be found on the right hand side, identified by our For Sale board. Ref: 8438NH

GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.

1ST FLOOR
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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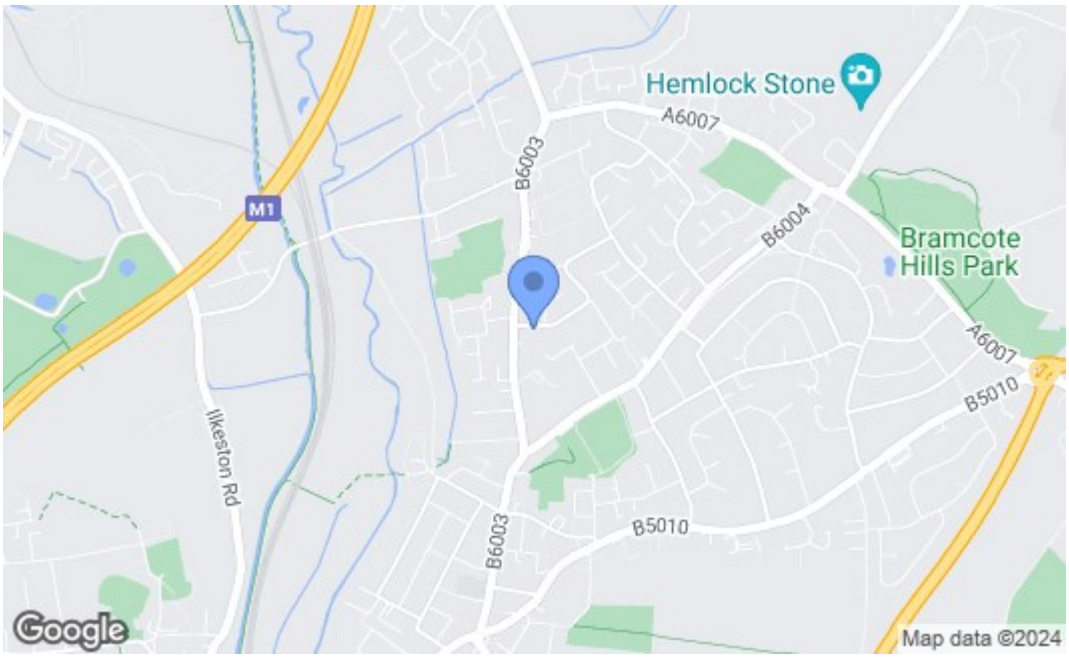

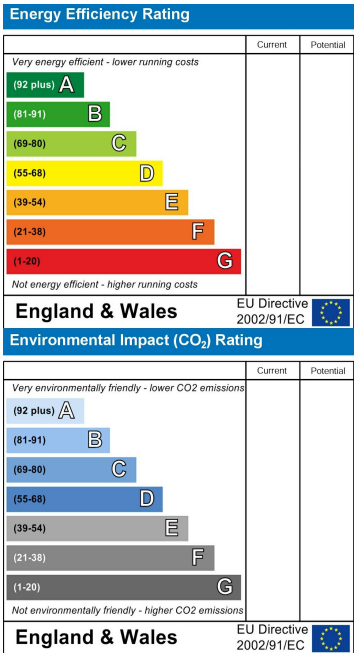

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