



**Kennedy Drive
Stapleford, Nottingham NG9 8HW**

Offers Over £210,000 Freehold

A WIMPEY HOMES CONSTRUCTED THREE
BEDROOM SEMI DETACHED HOUSE.



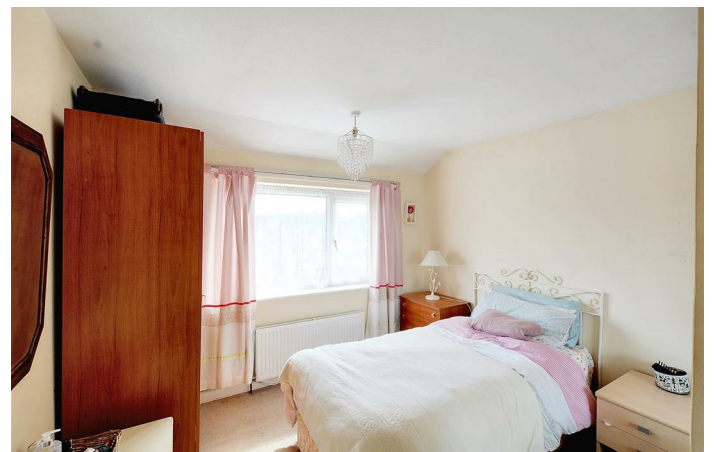
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED THREE BEDROOM WIMPEY HOMES CONSTRUCTED SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

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

The property also benefits from gas fired central heating from a recently installed combination boiler, double glazing, off-street parking, detached garage and garden space to the rear.

The property is located favourably within close proximity to excellent nearby schooling for all ages, good transport links including the A52 for Nottingham/Derby, Junction 25 of the M11 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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



ENTRANCE HALL

10'11" x 6'0" (3.33 x 1.85)

uPVC panel and double glazed front entrance door, full height double glazed window to the side of the door, staircase rising to the first floor with useful understairs storage cupboard housing the gas and electricity meters. Doors to kitchen and lounge. Radiator with display cabinet and laminate flooring.

LOUNGE

12'5" x 10'2" (3.80 x 3.12)

Double glazed window to the front, radiator, parquet flooring, media points, central chimney breast with decorative fire surround, tiled hearth and open fire. Georgian-style double doors then lead into the full width dining kitchen to the rear.

DINING KITCHEN

16'7" x 10'9" (5.07 x 3.29)

The kitchen area comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board, plumbing for washing machine, space for cooker, under-counter kitchen appliance space, double glazed window to the side (with fitted blind), tiled splashbacks, matching to the hallway laminate flooring, recently fitted wall mounted gas fired combination boiler (for central heating and hot water purposes). Opening through to the dining area, there is ample space for dining table and chairs, matching laminate flooring, double glazed uPVC door opening out to the rear garden with double glazed window to the side of the door.

FIRST FLOOR LANDING

Double glazed window to the side. Doors to all bedrooms and bathroom. Loft access point with pulldown loft ladders to a boarded and lit loft space with roof window.

BEDROOM ONE

12'11" x 9'10" (3.95 x 3.02)

Double glazed window to the front, radiator, exposed floorboards, fitted wardrobes to one wall with matching overhead storage cupboards, wall light points.

BEDROOM TWO

10'9" x 10'3" (3.30 x 3.13)

Double glazed window to the rear overlooking the rear garden, radiator, fitted wardrobes with sliding mirror doors.

BEDROOM THREE

8'11" x 6'6" (2.73 x 2.00)

Double glazed window to the front, radiator, overstairs storage space.

BATHROOM

6'5" x 5'8" (1.96 x 1.73)

Three piece suite comprising bath with Triton electric shower over, wash hand basin with tiled splashbacks, push flush WC, double glazed window to the rear, partial wall tiling, radiator.

OUTSIDE

To the front of the property there is lowered kerb entry point to a tarmac and concrete driveway providing off-street parking for several cars at the front and down the side of the property, access to the front entrance door. The tarmac driveway continues down the left hand side towards the rear garden.

TO THE REAR

The rear garden is enclosed with timber fencing to the boundary line, good size paved patio area accessed from the uPVC door from the dining room, raised and decorative gravelled flowerbed, rear lawn, planted borders housing a variety of bushes and shrubbery.

DETACHED GARAGE

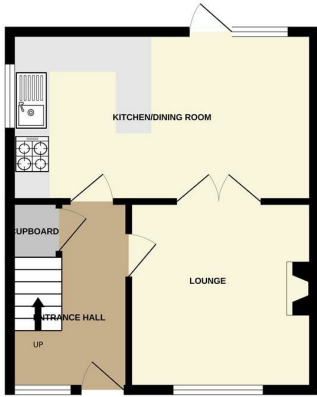
Up and over door to the front, pitched roof, side access door and windows, power and lighting points.

DIRECTIONAL NOTE

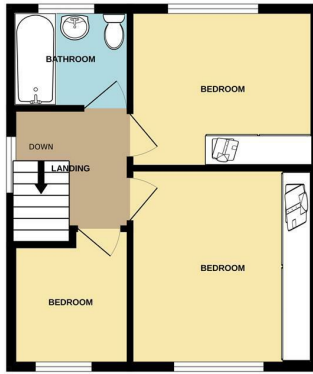
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, veer left onto Pasture Road and proceed in the direction of Trowell. Take a right hand turn onto Kennedy Drive and follow the bend initially to the left and then to the right, the property can be found on the right hand side, identified by our For Sale board.



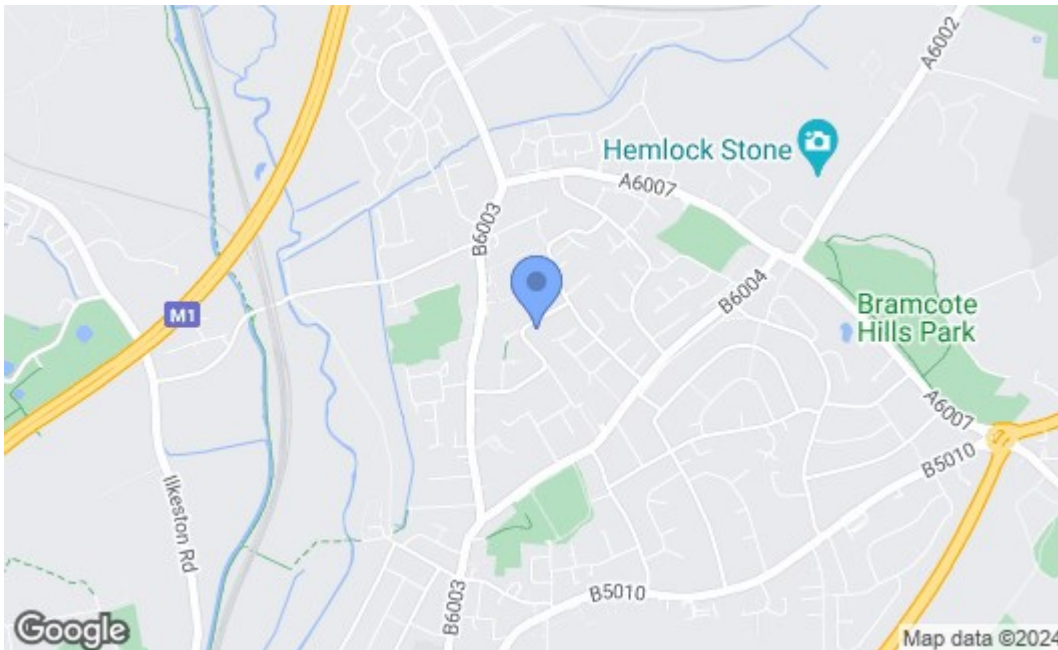
GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 750 sq.ft. (69.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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