



Churchill Drive
Stapleford, Nottingham NG9 8PE

£285,000 Freehold

A TOTALLY RENOVATED AND RE-MODELED, BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE OFFERS FOR SALE WITH NO UPWARD CHAIN



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Robert Ellis are delighted to welcome to the market this totally renovated and re-modeled bay fronted three bedroom semi detached house, offered for sale with NO UPWARD CHAIN.

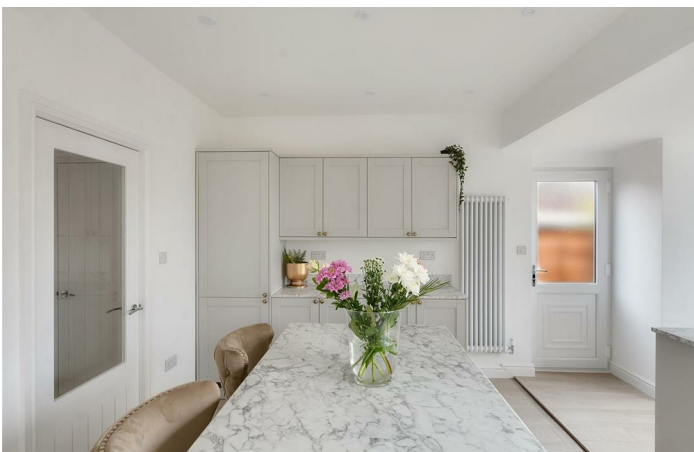
With accommodation over two floors comprising open porch to the front leading through to a generous hallway with extremely useful ground floor w.c., there is a bay fronted living room to the front and fantastic open plan L shaped family breakfast/dining kitchen area to the rear of the ground floor. The first floor landing then provides access to three bedrooms and a three piece bathroom suite.

As previously mentioned the property has been totally renovated by the current owners to incorporate newly fitted kitchen, bathroom, addition of a ground floor w.c., totally re-decorated and re-floored throughout, whilst also having the benefit of off street parking to the front and a generous, enclosed private garden space to the rear.

The property is located within close proximity of excellent nearby schooling for all ages, there is also easy access to Stapleford town centre which offers a variety of national and independent shopping facilities and retailers and for those needing to commute there are great transport links nearby such as the A52 for Nottingham and Derby, the M1 J25 motorway and Nottingham Electric Tram terminus situated at Bardill's roundabout.

The property itself is certainly classed as ready to move into condition and would ideally suit that of a young family or first time buyer alike.

We therefore highly recommend an internal viewing.



Open Porch

With decorative tiles, feature archway, white painted brickwork and access to:

Entrance Hall

16'0" x 6'8" approx (4.89m x 2.04m approx)

Central composite and double glazed front entrance door with double glazed windows to either side of the door, laminate flooring, stairs to the first floor with decorative wood spindle balustrade, radiator and doors to living room, kitchen and w.c.

Ground Floor w.c.

5'5" x 2'9" approx (1.67m x 0.84m approx)

Double glazed window to the side and two piece suite comprising push flush w.c. and wash hand basin with mixer tap, decorative tiled splashbacks and storage cabinet beneath. Matching to the hallway, laminate flooring, LED spotlight and boxed in electrical meter cupboard.

Lounge

14'11" x 10'7" approx (4.55m x 3.23m approx)

Double glazed bay window to the front, radiator and TV point.

Open Plan Family Dining Kitchen

23'11" to 17'11" x 17'8" approx (7.3m to 5.47m x 5.41m approx)

The kitchen area comprises a matching range of soft closing fitted base and wall storage cupboards with marble effect roll top work surfaces. Inset counter level single sink and drainer with central gold plate style mixer tap, fitted counter level five ring gas hob with curved extractor canopy over and oven beneath, in-built fridge, freezer, washing machine and slim line dishwasher, central matching island unit with further storage cupboards and matching marble overhanging work surface/breakfast bar, double glazed window to the rear, UPVC panel and double glazed exit door to outside, vertical radiator, laminate flooring, spotlights and opening through to:

Dining/Sitting Area

Offering a continuation of the laminate flooring, further LED spotlights, additional vertical radiator and double glazed French doors leading out to the rear garden and patio with full height double glazed windows to either side of the door.

First Floor Landing

Double glazed window to the side and doors to all bedrooms and bathroom.

Bedroom 1

14'5" x 10'0" approx (4.41m x 3.05m approx)

Double glazed window to the rear overlooking the garden and school playing field beyond and radiator.

Bedroom 2

13'5" x 9'10" approx (4.11m x 3m approx)

Double glazed window to the front and radiator.

Bedroom 3

9'4" x 7'4" approx (2.86m x 2.26m approx)

Double glazed window to the front and radiator.

Bathroom

9'10" x 7'3" approx (3.01m x 2.22m approx)

Newly fitted three piece suite comprising P shaped bath with glass shower screen, gold plate effect mixer tap and matching dual attachment shower over, decorative tiling to the walls, push flush w.c. and wash hand basin with matching gold plate style mixer tap with tiled splashbacks and storage cabinets beneath. Boiler cupboard housing the gas central heating combination boiler, towel radiator, loft access point, LED spotlights and double glazed window to the rear.

Outside

To the front of the property there is a lowered curb entry point to a decorative gravelled stone driveway with block paved edges and contrasting gravel borders. Access to the covered archway design entrance porch and side access then leads down the left hand side of the property to the rear garden.

The rear garden is enclosed by timber fencing with concrete posts and gravel boards offering a good size paved patio area leading onto a shaped pathway providing access to the foot of the plot. Towards the foot of the plot there are two useful storage sheds. Within the garden there is also external lighting points and water tap.

Directions

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 turn right onto Hickings Lane and proceed past the entrance to Hickings Lane Park. Take a left hand turn onto Grenville Drive and then take a right turn onto Churchill Drive. The property can then be found on the left hand side identified by our for sale board.

Council Tax

Broxtowe Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Unknown

Phone Signal – Unknown

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

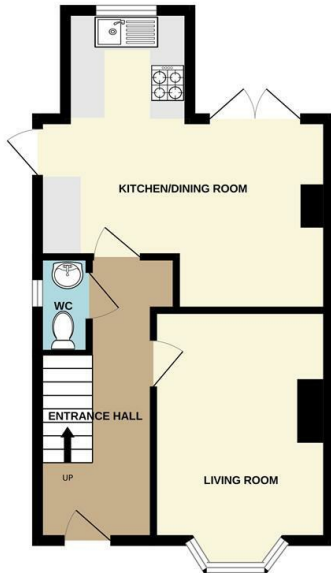
Non-Standard Construction – No

Any Legal Restrictions – No

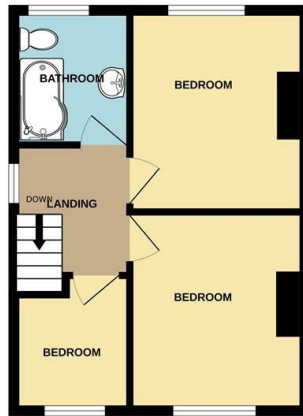
Other Material Issues – No



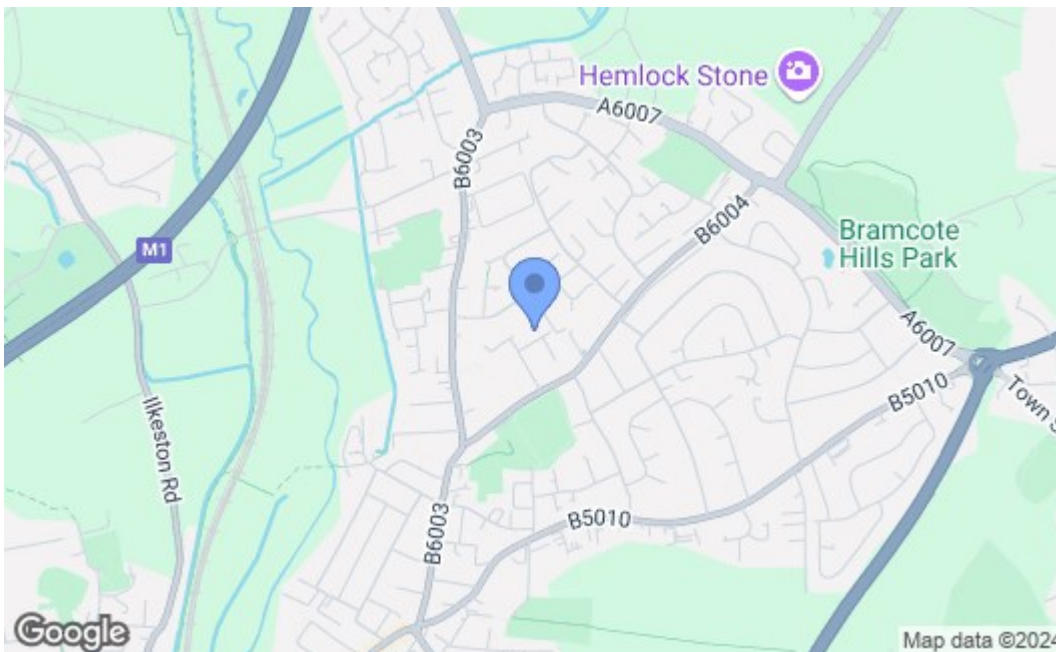
GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 740 sq.ft. (68.8 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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 62 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO₂) Rating | | | |
| 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 | |

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.