



Newton Drive  
Stapleford, Nottingham NG9 7GS

**£205,000 Freehold**

AN EXTENDED LARGER THAN AVERAGE  
TWO BEDROOM SEMI DETACHED HOUSE  
WITH PARKING & GARAGE.





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS DECEPTIVELY SPACIOUS, LARGER THAN AVERAGE TWO BEDROOM SEMI DETACHED HOUSE WITH THE MAJOR BENEFIT OF HAVING ITS OWN DRIVEWAY AND GARAGE.

With accommodation over two floors, the ground floor comprises entrance hall with useful understairs storage space, living room, dining area, inner hallway and kitchen. The first floor landing provides access to two bedrooms and a bathroom suite.

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

The property is situated in this quiet residential no-through road cul de sac location within close proximity of excellent schooling for all ages. There is also easy access to ample outdoor space including Queen Elizabeth Park and Archers Field. For those needing to commute, there are great transport links nearby 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 the property would make an ideal first time buy or young family home and therefore highly recommend an internal viewing.



### ENTRANCE HALL

3'8" x 3'5" (1.12 x 1.06)

uPVC and double glazed front entrance door, radiator, access to the understairs storage space.

### UNDERSTAIRS STORAGE SPACE

5'6" x 3'4" (1.70 x 1.03)

Double glazed window to the side.

### LIVING ROOM

12'7" x 12'5" (3.84 x 3.80)

Double glazed bay window to the front, central chimney breast with brick and tile fireplace incorporating coal effect fire, wall light points, media points and door back to entrance hall.

### DINING ROOM

15'6" x 9'11" (4.74 x 3.03)

Radiator, sliding double glazed patio doors opening out to the rear garden decking, meter cupboard storage box, central chimney breast with decorative archway and inset shelving with useful fitted bottom level storage cupboard. Opening through to the living room.

### INNER HALLWAY

5'9" x 2'11" (1.77 x 0.89)

Staircase rising to the first floor, radiator, double glazed window to the side, doors to kitchen and dining room.

### KITCHEN

12'9" x 12'7" (3.90 x 3.86)

The kitchen comprises a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating one and a half bowl sink unit with draining board and pullout spray hose mixer tap. Glass fronted crockery cupboards, plumbing for washing machine and dishwasher, space for cooker and full height fridge/freezer, double glazed windows to the side and rear (both with fitted roller blinds), uPVC panel and double glazed exit door to outside. Radiator, ample space for dining table and chairs.

### FIRST FLOOR LANDING

Double glazed bay window to the front, radiator, useful full height double storage cupboard. Doors to all bedrooms and bathroom.

### BEDROOM ONE

12'7" x 8'10" (3.85 x 2.70)

Double glazed window to the rear overlooking the rear garden, radiator, fitted bedroom furniture including wardrobes either side to the chimney breast and overhead storage cupboards. Loft access point.

### BEDROOM TWO

11'0" x 9'6" (3.36 x 2.91)

Double glazed window to the front, radiator.

### BATHROOM

9'0" x 6'1" (2.76 x 1.87)

Three piece suite comprising panel bath with mixer tap and shower attachment over, wash hand basin with mixer tap, push flush WC. Double glazed window to the rear (with fitted roller blind), wall mounted mirror fronted bathroom cabinet, chrome ladder towel

radiator, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

### OUTSIDE

To the front of the property there is a plum slate decorative front garden with lowered kerb entry point to driveway which leads to the detached garage and provides pathway access to the front entrance door and down the right hand side of the property.

### TO THE REAR

The rear garden is of a good overall size being enclosed by timber fencing to the boundary line with a good size decked entertaining space with decorative balustrade. This then leads onto a generous lawn garden with raised and planted flowerbeds and rockery housing a variety of bushes, shrubs, trees and plants. Pedestrian access leading back to the front and access to the detached garage.

### DETACHED GARAGE

16'7" x 9'6" (5.06 x 2.90)

Personal access door to the side, up and over door to the front.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – Yes

Broadband Speed - average

Phone Signal – Average

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

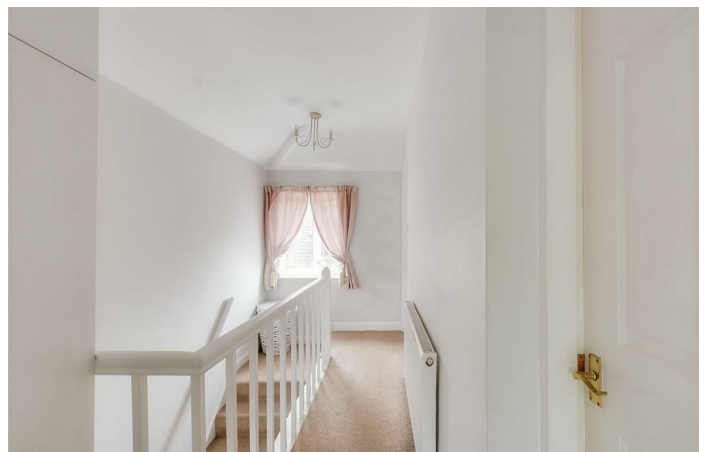
Non-Standard Construction – No

Any Legal Restrictions – No

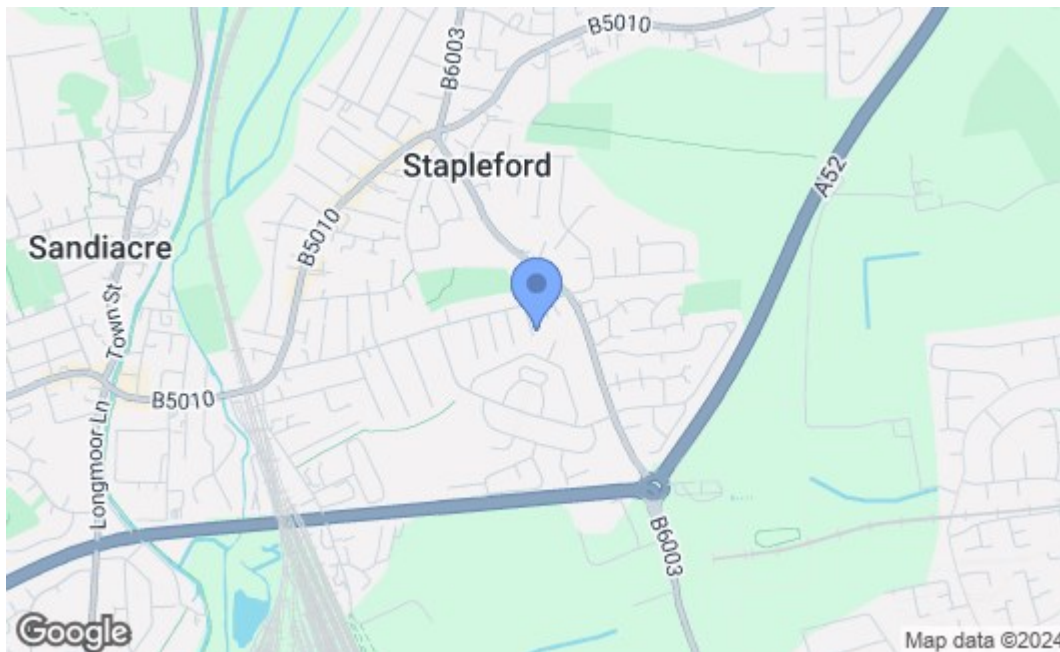
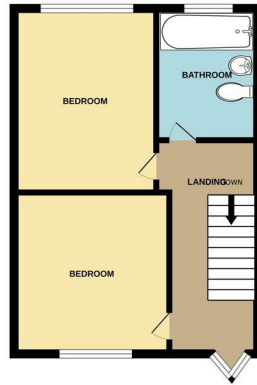
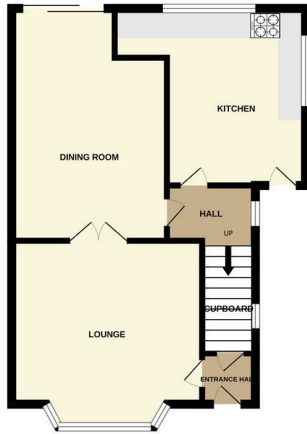
Other Material Issues – No

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Proceed up and over the hill, passing the entrance to Fairfield School and take a right hand turn onto Brookhill Street. Take the second left onto Newton Drive and the property can be found towards the end of the cul de sac on the left hand side.



GROUND FLOOR **Robert Ellis** ESTATE AGENTS 1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.