



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

**Offers Over £205,000 Freehold**

A GEORGE WIMPEY CONSTRUCTED  
THREE BEDROOM SEMI DETACHED HOUSE  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN THIS GEORGE WIMPEY CONSTRUCTED EXTENDED TO THE REAR THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises full width front living room, dining room, kitchen and conservatory. The first floor landing provides access to three 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 enclosed garden to the rear.

The property is located in this popular and established residential location within close proximity of excellent nearby schooling for all ages, good transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to the shops and services within Stapleford town centre and nearby open space such as Hickings Lane, Ilkeston Road recreational ground and Bramcote Hill park.

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



## LOUNGE

16'8" x 13'4" (5.09 x 4.07)

uPVC panel and double glazed front entrance door with full height double glazed window to the side of the door, double glazed window to the front, radiator, staircase rising to the first floor with decorative wood spindle balustrade, useful understairs storage cupboard housing the gas and electricity meters, coving, electric ceiling fan, full width brick fireplace with tiled hearth incorporating coal effect fire, media points, exposed brick archway leading through to the dining room.

## DINING ROOM

11'3" x 8'11" (3.45 x 2.72)

Sliding double glazed patio doors opening out to the conservatory, radiator, coving, opening through to the kitchen.

## KITCHEN

10'9" x 7'4" (3.29 x 2.24)

The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board with central mixer tap, decorative tiled splashbacks, space for cooker, plumbing for washing machine and dishwasher, space for full height fridge/freezer, radiator, tiled floor, coving, double glazed window to the side, double glazed window to the rear, uPVC panel and double glazed exit door to the conservatory.

## CONSERVATORY

15'6" x 9'0" (4.74 x 2.76)

Brick and double glazed construction with sloping polycarbonate roof with double glazed windows to both sides and the rear (all with fitted blinds), double glazed French doors to the rear opening out to the garden space, additional uPVC double glazed side exit door leading to the driveway.

## FIRST FLOOR LANDING

Double glazed window to the side, doors to all bedrooms and bathroom, decorative wood spindle balustrade, loft access point to a partially boarded, insulated and lit loft space.

## BEDROOM ONE

12'11" x 9'10" (3.94 x 3.01)

Double glazed window to the front, radiator, decorative coving, ceiling rose.

## BEDROOM TWO

10'10" x 9'10" (3.32 x 3.01)

Double glazed window to the rear, radiator, coving, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

## BEDROOM THREE

9'8" x 6'5" (2.97 x 1.96)

Double glazed window to the front, radiator.

## BATHROOM

7'4" x 6'4" (2.25 x 1.94)

Three piece suite comprising panelled in bath with foldaway glass shower screen and electric shower over, wash hand basin, push flush WC. Double glazed window to the rear, wall and floor tiling, radiator.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a side driveway which leads down the right hand side of the property providing off-street parking and in turn leading to the rear garden and brick built garage, external water tap and lighting point. The front garden has a lawn with planted borders housing a variety of bushes and shrubs. A pathway then provides access to the front entrance door.

## TO THE REAR

The rear garden is enclosed by timber fencing to the boundary lines and has a shaped lawn with two separate pathways providing access to a rear patio and rockery style pond at the foot of the plot. There is a rear patio seating area to the back of the garage.

## DETACHED BRICK BUILT GARAGE

Up and over door to the front, 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, continue left onto Pasture Road and proceed in the direction of Trowell. Take a right hand turn onto Kennedy Drive and proceed round the bend in the road. 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 – Yes

Broadband Speed - Unknown

Phone Signal – Information not available

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

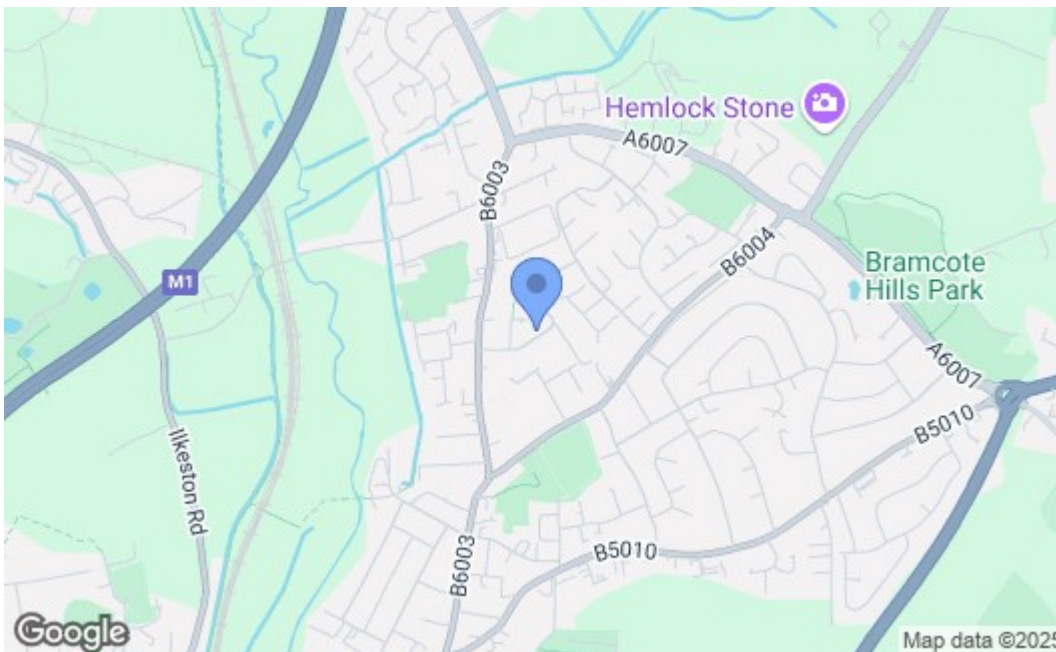
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.