



**Egerton Drive
Stapleford, Nottingham NG9 8HE**

A RELATIVELY MODERN THREE BEDROOM
SEMI DETACHED HOUSE.

Offers Over £220,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS READY TO MOVE INTO RELATIVELY MODERN THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS QUIET AND ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor comprises side entrance hallway, kitchen to the front, lounge to the rear with patio doors leading to a good sized conservatory. The first floor landing then provides access to three bedrooms and a family bathroom suite.

The property is situated towards the end of a quiet cul de sac location with the benefit of off-street parking for two vehicles side-by-side as well as an integral single garage. The rear gardens are simple but attractively landscaped with patio and lawn.

Further features include a modern contemporary fitted kitchen and spacious contemporary bathroom suite.

Situated on the outskirts of Stapleford close to open space and countryside yet conveniently located close to good transport networks 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 in Stapleford town centre as well as a vast array of schooling for all ages.

This superb property must be viewed to fully appreciate.



ENTRANCE HALL

The central hallway is accessed from uPVC double glazed entrance door which is located on the side of the house. Stairs then rise to the first floor. Doors provide access to the kitchen and living room. Coving, laminate flooring.

KITCHEN

10'4" x 5'11" (3.15 x 1.82)

Incorporating a modern and comprehensive range of fitted wall, base and drawer units with square edge work surfacing and inset stainless steel sink unit with single drainer and mixer tap. Built-in electric oven, electric hob and extractor hood over. Space for fridge/freezer, plumbing and space for washing machine. Feature tiled splashbacks, radiator, double glazed window to the front, fitted blinds, coving, laminate flooring.

LOUNGE

15'6" x 10'4" (4.72m x 3.15m)

Feature fireplace with wood surround, marble hearth and back plate with inset contemporary pebble effect electric fire, radiator, double glazed window, double glazed patio doors leading to the conservatory. Space for table and chairs, coving, media points, dado rail.

CONSERVATORY

14'8" x 9'10" (4.48 x 3.00)

uPVC double glazed construction on a dwarf brick wall with radiator, light, power, double glazed French doors opening out to the rear garden. Fitted blinds, pitched roof, electric ceiling fan.

FIRST FLOOR LANDING

Spacious landing with radiator, double glazed window, built-in linen cupboard also housing the 'Baxi' combination boiler (for central heating and hot water purposes). Loft access point via loft ladders to a boarded, lit and insulated loft space.

BEDROOM ONE

12'2" x 8'11" (3.73 x 2.74)

Radiator, double glazed window to the front, fitted blinds, coving, TV point.

BEDROOM TWO

10'7" x 6'10" (3.23 x 2.10)

Radiator, double glazed window to the rear, fitted blinds, coving.

BEDROOM THREE

10'7" x 8'4" (3.23 x 2.55)

Radiator, double glazed window to the rear, fitted roller blind, coving.

BATHROOM

8'4" x 6'2" (2.55 x 1.89)

Incorporating a contemporary white three piece suite comprising

pedestal wash hand basin, push flush WC, "P" shaped bath with mains shower and screen over, partially tiled walls, extractor fan, radiator, double glazed window.

OUTSIDE

To the front of the property there is an open plan front garden laid to lawn, off-street parking for two vehicles side-by-side, access to the single garage. Pedestrian access at the side of the house with gate leading to the rear garden.

TO THE REAR

The rear garden has a patio area beyond the conservatory, retaining wall, stepped access leading to the main garden which is laid to lawn with pathway leading to a further patio at the foot of the plot. Within the garden there is a useful garden shed.

INTEGRAL GARAGE

14'9" x 8'5" (4.52 x 2.59)

Electrically operated up and over door to the front, light, power.

COUNCIL TAX

Broxtowe Borough Council Band B.

Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Broadband Speed - Virgin Super Fibre

Phone Signal – Good

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Very Low Risk

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

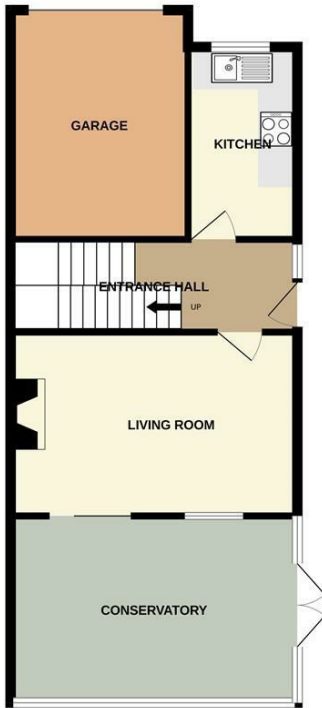
Other Material Issues – No

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road continue onto Pasture Road. Take a left hand turn onto Moorbridge Lane (signposted Sandiacre & Stanton by Dale). Take a right hand turn onto Hartwood Drive and follow the bend in the road to the right. Take the second left turn onto Egerton Drive and the property can be round on the right hand side, identified by our For Sale board.



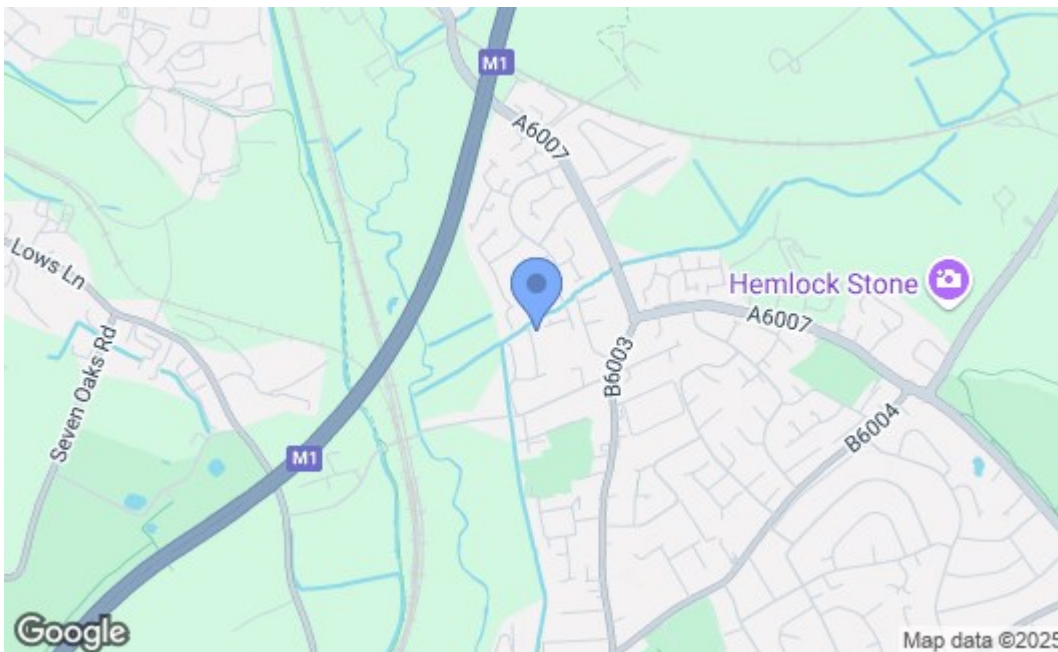
GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1059 sq.ft. (98.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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			84
(81-91) B		70	
(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 (CO₂) 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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