

**Grenville Drive**  
**Stapleford, Nottingham NG9 8PD**

**£375,000 Freehold**

A THREE BEDROOM DETACHED FAMILY  
HOUSE WITH GROUND FLOOR  
EXTENSION/ANNEX.



Situated on a corner plot can be found this traditional three bedroom detached family home with the benefit of a significant ground floor extension providing great versatility and can be used as a self-contained annex.

The significant ground floor extension sets this property apart from many and offers great, flexible accommodation for a variety of buyers. The current kitchen has an archway through to what is currently used as a dining room but could equally be used as a bedroom or sitting room. This then leads through to a lobby where there is a shower room/WC, beyond which is a further generous room, currently set up as a garden room, but could equally be used as a bedroom or sitting room for annex accommodation.

The main house is of standard design with main entrance hall, through lounge and fitted kitchen to the ground floor. The first floor landing then provides access to three bedrooms and bathroom/WC.

Situated on a corner plot with a manageable gardens to the front, side and rear. At the foot of the plot there is a driveway providing off-street parking leading to a single brick built garage.

Located in this popular residential suburb, close to local amenities and a short walk to Albany Junior School, as well as Hickings Lane playing fields. A bus stop is just a short walk away and the town centre of Stapleford is approximately half a mile. For those looking to commute further afield, the A52 is a few minutes drive away linking Nottingham/Derby, Beeston, Nottingham University, QMC and Junction 25 of the M1 motorway.

This family property would suit many buyers with the annex offering potential for a live in dependent relative or teenager alike, guest accommodation or ideal for those looking to work from home. We recommend an internal viewing to fully appreciate the accommodation on offer.



### ENTRANCE HALL

Double glazed front entrance door, stairs to the first floor with understairs store cupboard housing gas combination boiler. Radiator, doors to kitchen and through lounge.

### THROUGH LOUNGE

25'7" x 12'5" approximately (7.8 x 3.8 approximately)  
Two radiators, double glazed bay window to the front, double glazed French doors opening to the rear garden.

### KITCHEN

17'8" x 6'6" (5.4 x 2)  
Incorporating a range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in Range style cooker, radiator, double glazed window and door to the rear. Archway leading to reception room.

### RECEPTION ROOM

11'6" x 10'1" (3.53 x 3.09)  
Currently used as a separate dining room but could be used as part of an annex. Radiator, double glazed window to the rear. Leading through to the lobby which gives access to a shower room and continues through to a further room.

### SHOWER ROOM

Three piece suite comprising wash hand basin, low flush WC, shower cubicle, radiator, double glazed window.

### SITTING ROOM

16'0" x 10'10" (4.88 x 3.31)  
A versatile room currently used as a garden room but could be used as a bedroom/sitting room as part of an annex, radiator, double glazed window, double glazed French doors opening to the rear garden.

### FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

### BEDROOM ONE

13'5" x 10'9" (4.09 x 3.29)  
Radiator, double glazed bay window to the front.

### BEDROOM TWO

12'6" x 9'3" to wardrobes (3.82 x 2.82 to wardrobes)  
Fitted wardrobes to one wall, radiator, double glazed window to the rear.

### BEDROOM THREE

7'5" x 6'11" (2.28 x 2.11)  
Fitted wardrobe, radiator, double glazed window to the front.

### BATHROOM

7'8" x 6'6" (2.36 x 2)  
Wash hand basin, low flush WC, corner bath with mixer shower attachment over, radiator, double glazed window.

### OUTSIDE

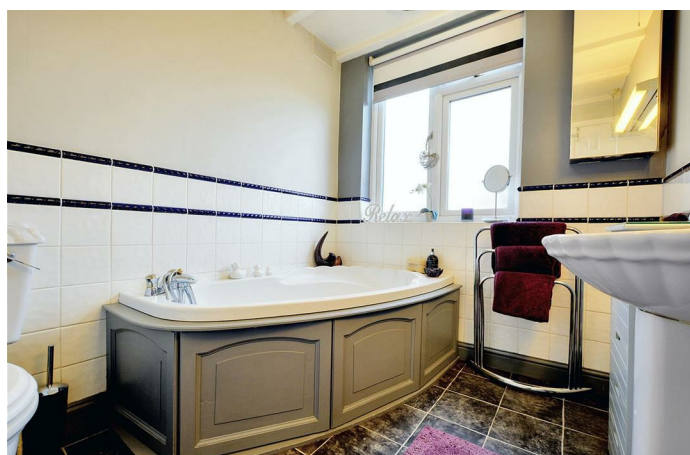
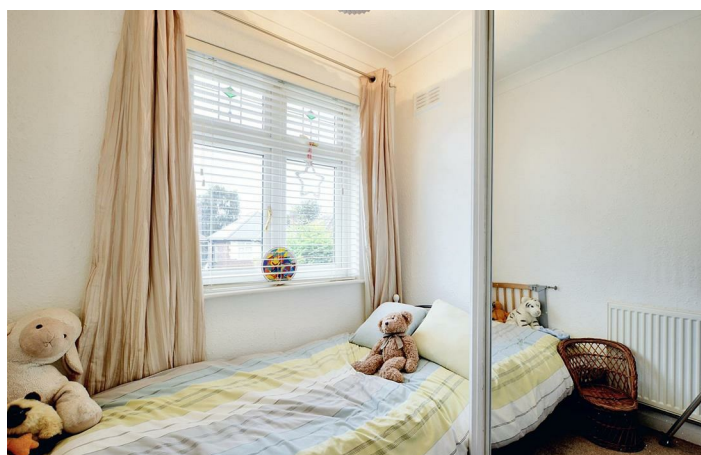
Situated on an enclosed corner plot, walled and fenced-in, enclosed courtyard style garden with vehicle sized gates leading to limited off-street parking with gravel area and gentle steps leading to a further paved area and the front door. To the front/side, there is an ornamental bed and section of garden laid to lawn. To the rear is an enclosed garden landscaped with a lawn, shrubs and patio areas. At the foot of the plot is a driveway providing off-street parking which in turn leads to an attached brick built single garage with an up and over door, light and power.

### DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn left on Church Street. Take the right fork onto Hickings Lane. Turn first left onto Grenville Drive and the property can be found on the corner with Churchill Drive.

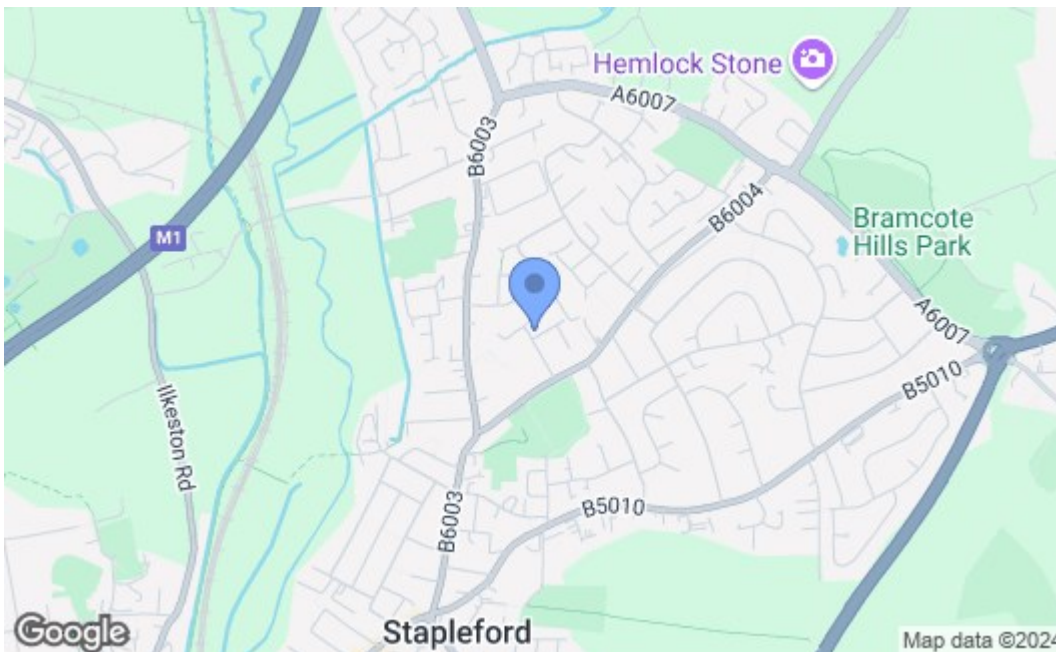
### COUNCIL TAX

Broxtowe Borough Council Band C.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
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.