



Talbot Drive  
Stapleford, Nottingham NG9 8HG

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**£237,500 Freehold**





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED WIMPEY HOMES CONSTRUCTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED YET QUIET RESIDENTIAL NO-THROUGH ROAD CUL DE SAC LOCATION.

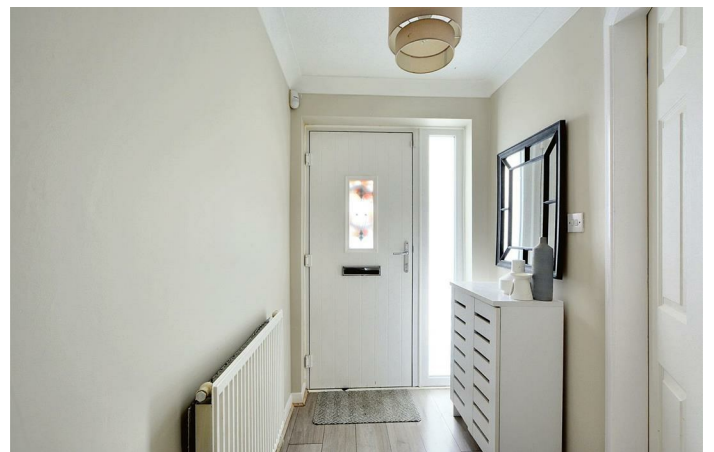
With accommodation over two floors, the ground floor comprises entrance hall with staircase rising to the first floor, generous living room and full width dining kitchen with understairs storage space. The first floor landing provides access to three bedrooms and bathroom.

The property also benefits from gas fired central heating, double glazing, off-street parking, garage to the rear, front and rear gardens.

The property is located within easy access of nearby transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to shops, schooling for all ages, and open countryside just a short distance from the property.

Set amongst a well respected neighbourhood, we believe the property will make an ideal first time buy or young family home. We highly recommend an internal viewing.



### ENTRANCE HALL

6'8" x 4'8" (2.04 x 1.44)

Composite and double glazed front entrance door, radiator, staircase rising to the first floor, laminate flooring (matching the living room), coving, telephone line.

### LIVING ROOM

15'6" x 10'10" (4.73 x 3.31)

Double glazed window to the front (with fitted blinds), radiator, laminate flooring, coving, door access into the hallway and kitchen, media points, feature Adam-style fire surround with raised hearth incorporating a coal effect electric fire.

### DINING KITCHEN

14'2" x 8'10" (4.33 x 2.71)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards with square edge work surfacing incorporating counter-level one and a half bowl sink unit with draining board and central swan neck mixer tap. Space for cooker with contrasting tile splashback, plumbing for washing machine, space for full height fridge/freezer, further space for dining table and chairs, double glazed window to the rear (with fitted blinds) making the most of the view beyond, radiator, coving, laminate flooring, uPVC panel and double glazed exit door to outside, tiled splashbacks and useful understairs storage cupboard with shelving, alarm control panel and electric consumer box.

### FIRST FLOOR LANDING

Double glazed window to the side (with fitted roller blind), radiator, coving. Doors to all bedrooms and bathroom. Boiler cupboard housing the 'Baxi' gas fired combination boiler for central heating and hot water purposes (with useful shelving space beneath). Access to the loft space via pull-down loft ladders to a partially boarded and insulated loft space.

### BEDROOM ONE

12'7" x 7'8" (3.84 x 2.36)

Double glazed window to the front (with fitted roller blind), radiator, coving.

### BEDROOM TWO

9'4" x 7'10" (2.86 x 2.41)

Double glazed window to the rear (with fitted roller privacy blinds), views over the adjoining field, radiator, laminate flooring, coving, triple set of fitted wardrobes.

### BEDROOM THREE

9'8" x 6'0" (2.95 x 1.85)

Double glazed window to the front (with fitted roller blind), radiator, coving, laminate flooring.

### BATHROOM

6'0" x 5'6" (1.85 x 1.69)

Three piece suite comprising panel bath with central mixer tap and dual attachment mains shower over with glass shower screen, push flush WC, wash hand basin with mixer tap with contrasting tile splashback. Tiling to the walls and floor, double glazed window to the rear, ladder towel radiator, panel ceiling incorporating spotlights, extractor fan.

### OUTSIDE

To the front of the property there is a garden lawn and pathway providing access to the front entrance door. Lowered kerb access leads to a tarmac driveway which leads down the right hand side of the property providing off-street parking, in turn reaching the garage to the rear.

### TO THE REAR

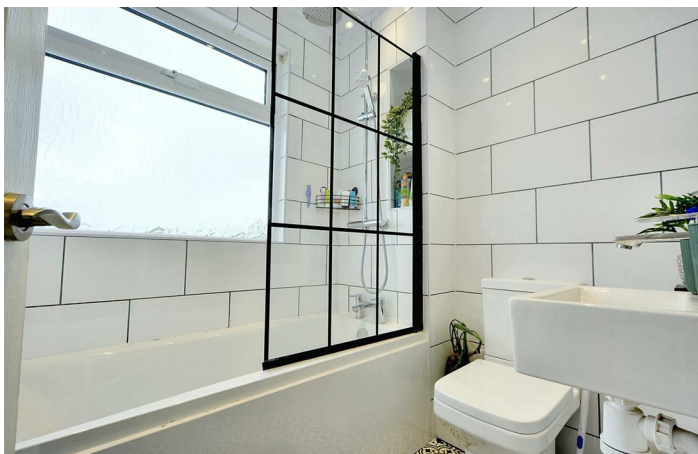
The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary line. There is an initial paved patio seating area leading onto a garden lawn. Within the garden there is an external water tap and lighting point. Pedestrian access leads onto the driveway.

### GARAGE

Double opening doors to the front, window to the side.

### 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 and proceed in the direction of Trowell. Look for and take an eventual left hand turn onto Moorbridge Lane and take a right hand turn onto Hartwood Drive. Follow the bend in the road to the right and take the first left into the cul de sac of Talbot Drive. The property can be found on the left hand side, identified by our For Sale board.

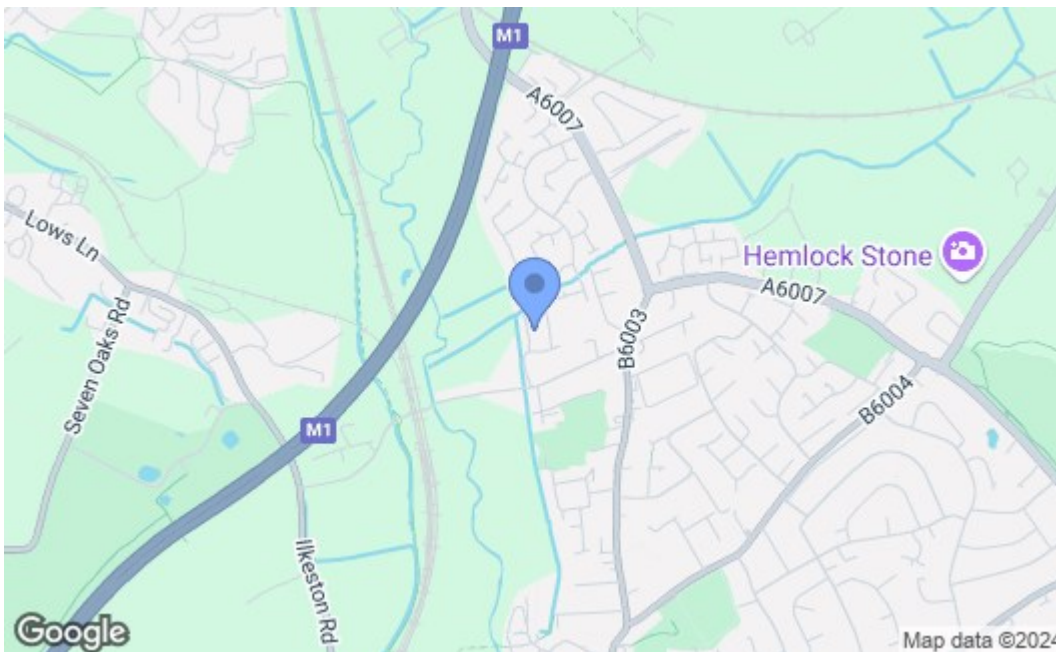
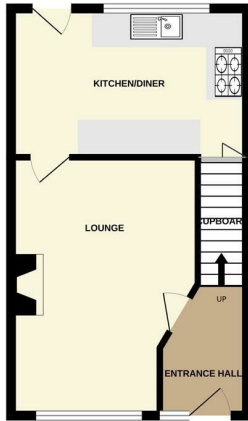




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.