



Mayfield Drive
Stapleford, Nottingham NG9 8JF

£250,000 Freehold

A TRADITIONAL BAY FRONTED THREE
BEDROOM SEMI DETACHED HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET FOR THE FIRST TIME IN APPROXIMATELY 50 YEARS THIS TRADITIONAL DOUBLE HEIGHT BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED ELEVATED RESIDENTIAL LOCATION.

With traditional accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, dining room and kitchen. The first floor landing then provides access to three bedrooms and shower room.

The property also benefits from gas fired central heating, double glazing, off-street parking, detached garage, generous garden space and fantastic far reaching views from the first floor over towards Ilkeston Road recreation field, as well as a sunny, South facing garden.

The property is located in this popular and established no-through road location which offers easy access to excellent nearby schooling for all ages, good transport links to and from the surrounding areas 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 outdoor space, ideal for families, such as Ilkeston Road Recreational Ground, Bramcote Hills Park and the Hemlock Stone.

There is also a vast amount of nearby amenities including the CO-OP food store situated just a short walk away, as well as the shops, services and amenities in Stapleford town centre and also Beeston which isn't too far away from the property.

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



HALL

11'10" x 6'4" (3.61 x 1.94)

A composite and stained glass double glazed front entrance door with double glazed windows surround the door, staircase rising to the first floor, radiator, alarm control panel. Internal doors to the living room and kitchen.

LIVING ROOM

13'8" x 12'11" (4.18 x 3.96)

Double glazed bay window to the front, two radiators, wall light points, media points, central chimney breast incorporating freestanding electric fire. Opening through to the dining room.

DINING ROOM

10'11" x 8'11" (3.35 x 2.74)

Double glazed window to the rear, radiator.

KITCHEN

10'11" x 9'11" (3.35 x 3.03)

Comprising a matching range of fitted base and wall storage cupboards with marble-effect roll top work surfaces incorporating double bowl sink unit with draining board and central swan neck mixer tap. Space for cooker with extractor canopy over, plumbing for washing machine and dishwasher, space for full height fridge/freezer, double glazed windows to both the side and rear, uPVC panel and double glazed exit door to the raised garden patio, decorative tiled splashbacks, useful pantry cupboard with shelving and side window.

FIRST FLOOR LANDING

Double glazed window to the side. Doors to all bedrooms and shower room. Loft access point to a lit and well insulated loft space.

BEDROOM ONE

13'6" x 11'9" (4.14 x 3.59)

Double glazed bay window to the front, radiator.

BEDROOM TWO

12'3" x 10'4" (3.74 x 3.16)

Double glazed window to the rear with fantastic far reaching views over towards Ilkeston Road Recreational Ground, radiator.

BEDROOM THREE

8'11" x 7'11" (2.72 x 2.43)

Double glazed window to the front, radiator, useful storage cupboard.

SHOWER ROOM

7'1" x 5'4" (2.16 x 1.64)

Modern white three piece suite comprising tiled and enclosed corner shower cubicle with mains shower and glass sliding screen and door, wash hand basin with mixer tap and low flush WC. Fully tiled walls, double glazed window to the rear, chrome ladder towel radiator, wall mounted bathroom cabinet.

OUTSIDE

To the front of the property there is a lowered kerb entry point to a driveway which leads down the left hand side of the property providing off-street parking. The front garden is well screened with hedgerows to the boundary line and offers a front garden, planted rockery housing a variety of bushes and shrubbery.

TO THE REAR

The rear garden is enclosed by timber fencing to the boundary lines with concrete posts and gravel boards and offers an initial raised patio seating area (ideal for entertaining) then dropping down to a garden lawn with planted borders housing a variety of bushes and shrubbery. Within the garden there is an external lighting point, water tap and access back onto the driveway.

DETACHED GARAGE

14'9" x 7'10" (4.5 x 2.4)

Power, lighting, double doors to the front, window to the side.

DIRECTIONAL NOTE

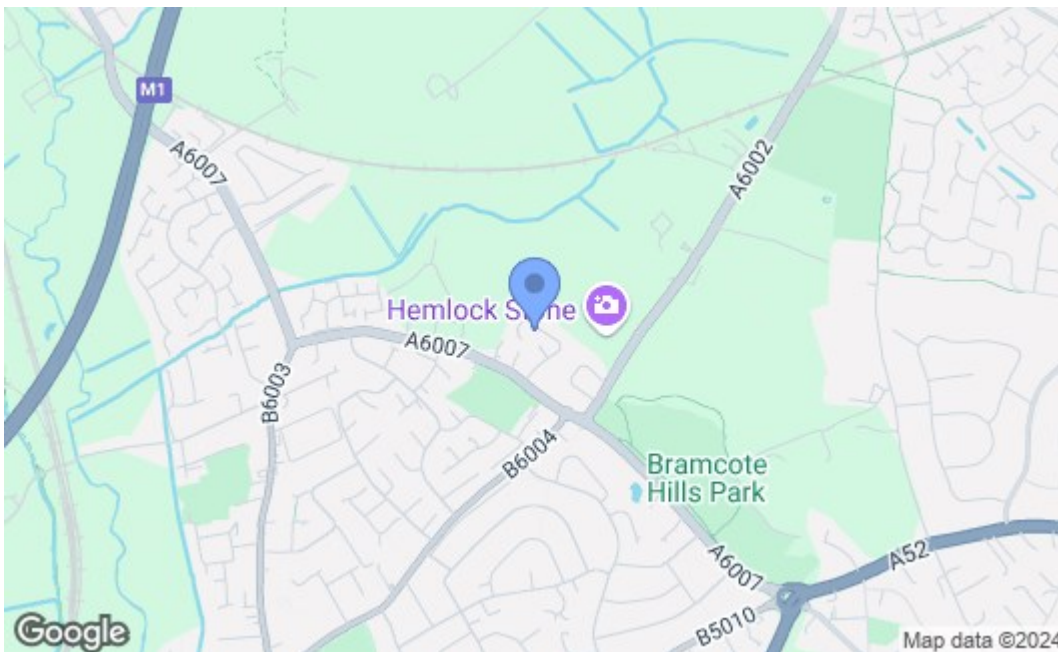
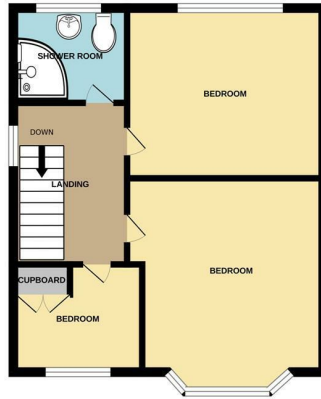
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and proceed past the entrance to the park and continue in the direction towards Bramcote and Trowell. At the mini roundabout, just after the parade of shops, turn left onto Ilkeston Road and then take the first right onto Mayfield Drive. Proceed up the hill, following the bend in the road to the left and the property can then 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) A | | | |
| (81-91) B | | | |
| (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 (CO ₂) 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 | |

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.