



Washington Drive  
Stapleford, Nottingham NG9 8PY

**£200,000 Freehold**

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



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR & ESTABLISHED RESIDENTIAL LOCATION KNOWN LOCALLY AS "NEW STAPLEFORD".

With accommodation over two floors, the ground floor comprises of side entrance hall, front kitchen and rear full width lounge/diner. The first floor landing provides access to three bedrooms and bathroom.

Externally, there is off-street parking to the front and access to a reduced size garage and rear store room. The rear garden is enclosed with patio and raised lawn.

The property also benefits from gas fired central heating from combination boiler and double glazing.

The property is located close to the local shops, including Co-Op and Subway. There is easy access to good schools nearby for all ages and open space such as Bramcote Park, Hemlock Stone and Ilkeston Road Recreation Ground. Good transport links are also nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property will be ideally suited to both first time buyers or young families alike. We highly recommend an internal viewing.



## SIDE ENTRANCE HALL

4'5" x 4'0" (1.37 x 1.23)

Side uPVC panel and double glazed entrance door with full height double glazed window to the side of the door, staircase rising to the first floor. Doors to lounge/diner and kitchen.

## FULL WIDTH LOUNGE/DINER

17'10" x 12'6" (5.44 x 3.83)

Double glazed French doors opening out to the rear garden with full height double glazed windows to either side of the doors. Ample space for dining table, chairs and lounge furniture, radiator, media points.

## KITCHEN

10'0" x 9'7" (3.05 x 2.93)

Equipped with a matching range of fitted base and wall storage cupboards and drawers, with laminate style roll top work surfaces incorporating a one and a half bowl sink unit and drainer with mixer tap. Laminate splashboards, fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine and slimline dishwasher, space for fridge/freezer, wall mounted gas fired combination boiler (for central heating and hot water), double glazed window to the front, additional side uPVC panel and double glazed door.

## FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Useful storage cupboard with shelving and loft access point.

## BEDROOM ONE

12'5" x 10'11" (3.79 x 3.33)

Double glazed window to the rear, radiator.

## BEDROOM TWO

10'11" x 9'3" (3.33 x 2.82)

Double glazed window to the front, radiator, storage space.

## BEDROOM THREE

9'6" x 6'7" (2.91 x 2.01)

Double glazed window to the rear, radiator.

## BATHROOM

12'6" reducing to 5'3" x 6'7" (3.83 reducing to 1.61 x 2.01)

Modern white three piece suite comprising "P" shaped bath with glass shower screen, mains shower over, with decorative splashboards, wash hand basin with mixer tap and storage cabinets beneath, push flush hidden cistern WC. Double glazed window to the front, chrome ladder towel radiator, spotlights, laminate-style flooring.

## OUTSIDE

To the front of the property there is a driveway providing off-street parking which in turn leads to the integral garage. There is a side lawn and a pedestrian gate to a pathway leading down the right hand side of the property leading to the two uPVC entrance doors into the kitchen and side hall. Further access then leads to the rear garden.

## TO THE REAR

The rear garden is enclosed by timber fencing with concrete posts and gravel boards and benefits from a lower paved patio area (ideal for entertaining). This then leads onto a good size raised lawn section with planted borders housing a variety of bushes and shrubbery.

## GARAGE

8'6" x 8'0" (2.60 x 2.45)

Up and over door to the front, lighting point, partial partition wall leading to the garage store room.

## REAR GARDEN STORE

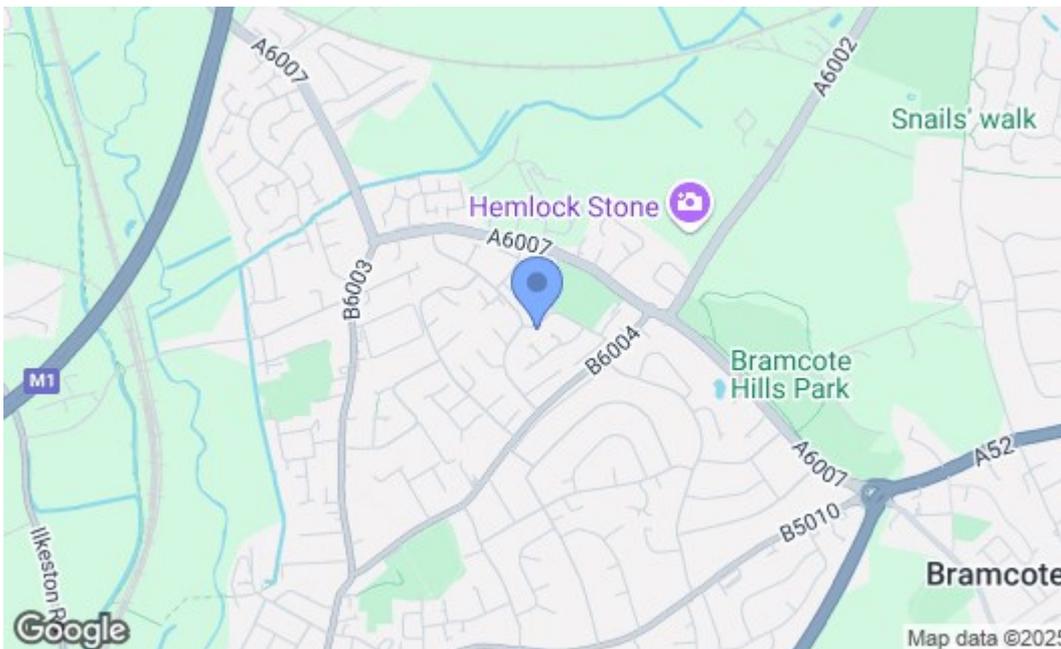
8'0" x 7'1" (2.46 x 2.16)

Accessed via an opening in the partial wall in the garage, power points, workbench, wall mounted electrical consumer box. The partition could easily be removed to make a full size garage which would extend to a maximum width of 4.9m.

## DIRECTIONS

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. Head in the direction of Bramcote before taking an eventual left hand turn prior to the parade of shops onto Washington Drive. Follow the bend to the left, parallel with the recreation ground and the property can be found on the left hand side, identified by our For Sale board.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>84</b>
(55-68) <b>D</b>	<b>69</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	
	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.