



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

**A THREE BEDROOM SEMI DETACHED
HOUSE.**

Offers Over £225,000 Freehold



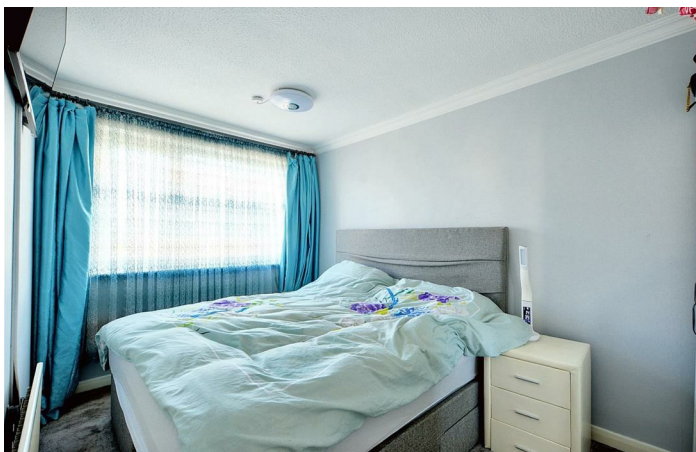
ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED WIMPEY-STYLE THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL CUL DE SAC ON THE OUTSKIRTS OF STAPLEFORD.

With accommodation over two floors, the ground floor comprises entrance hall to a spacious living room and full width dining kitchen. The first floor landing then provides access to three bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating from a recently replaced (2 years ago) combination boiler located in the roof space, a double width block paved driveway providing off-street parking, double glazing throughout and an enclosed garden to the rear.

The property is located in this quiet residential cul de sac, no-through road location on the edge of Stapleford (bordering towards Trowell) yet offers easy access to excellent nearby schooling for all ages, good transport links including the A52 and M1, as well as the shops, services and amenities in the nearby town centre, Beeston and Ilkeston are only a short distance away.

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



ENTRANCE HALL

6'7" x 4'7" (2.01 x 1.42)

Feature composite and double glazed front entrance door, staircase rising to the first floor, decorative coving, alarm control panel, radiator, laminate flooring. Door to lounge.

LOUNGE

15'7" x 10'9" (4.76 x 3.30)

Double glazed window to the front, decorative coving, laminate flooring, radiator, media points. Opening through to the dining kitchen.

DINING KITCHEN

14'2" x 8'10" (4.33 x 2.70)

Full width dining kitchen which comprises of a matching range of fitted base and wall storage cupboards and drawers with roll top work surfaces incorporating single sink and draining board with swan-neck mixer tap. Fitted four ring gas hob with extractor over and oven beneath, integrated fridge, freezer, dishwasher and washing machine, decorative tiled splashbacks, display corner shelving, useful understairs storage cupboard/pantry, decorative coving, double glazed window to the rear overlooking the garden (with fitted roller blind), ample space for dining table and chairs, radiator, double glazed French doors open out into the rear garden.

FIRST FLOOR LANDING

Double glazed window to the side, decorative coving, feature balustrade. Doors to all bedrooms and bathroom. Storage cupboard with shelving. Loft access point to a boarded, lit and insulated loft space which also houses the gas fired combination boiler (fitted approximately 2 years ago).

BEDROOM ONE

12'3" x 7'10" (3.74 x 2.41)

Double glazed window to the front, radiator, decorative coving, TV point.

BEDROOM TWO

10'7" x 8'0" (3.25 x 2.46)

Double glazed window to the rear, radiator, TV point, decorative coving, alcove space for wardrobe.

BEDROOM THREE

9'7" x 5'11" (2.93 x 1.81)

Double glazed window to the front, radiator, decorative coving.

BATHROOM

5'9" x 5'7" (1.76 x 1.72)

Three piece suite comprising bath with shower screen and 'Creda' electric shower, wash hand basin with waterfall style mixer tap, push flush WC. Tiling to the walls, double glazed window to the rear (with fitted roller blind), chrome ladder towel radiator, extractor fan.

OUTSIDE

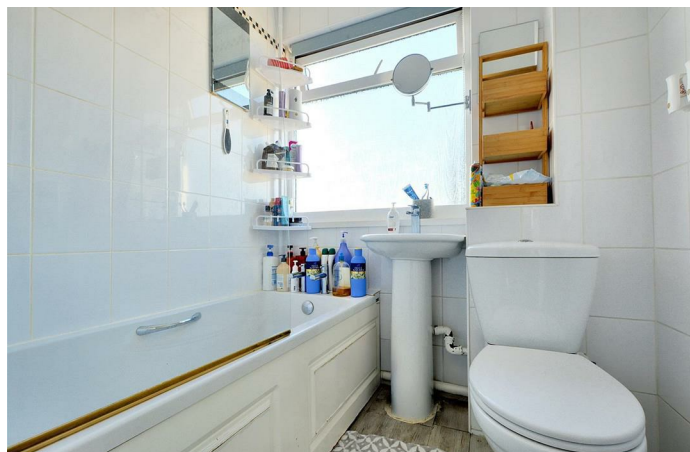
To the front of the property there is a lowered kerb entry point to a double width block paved driveway providing off-street parking comfortably for two (potentially three) cars. The driveway continues and leads down the right hand side of the property. There is then pedestrian gated access which leads into the rear garden.

TO THE REAR

The rear garden is enclosed by timber fencing to the boundary lines and offers an initial paved patio seating area (ideal for entertaining) which also has gated access leading back to the driveway. The garden is split with two lawns, central pathway leading down to the foot of the plot where two storage sheds can be found (one of which is sat on a timber decked base). Water tap, lighting point.

DIRECTIONAL NOTE

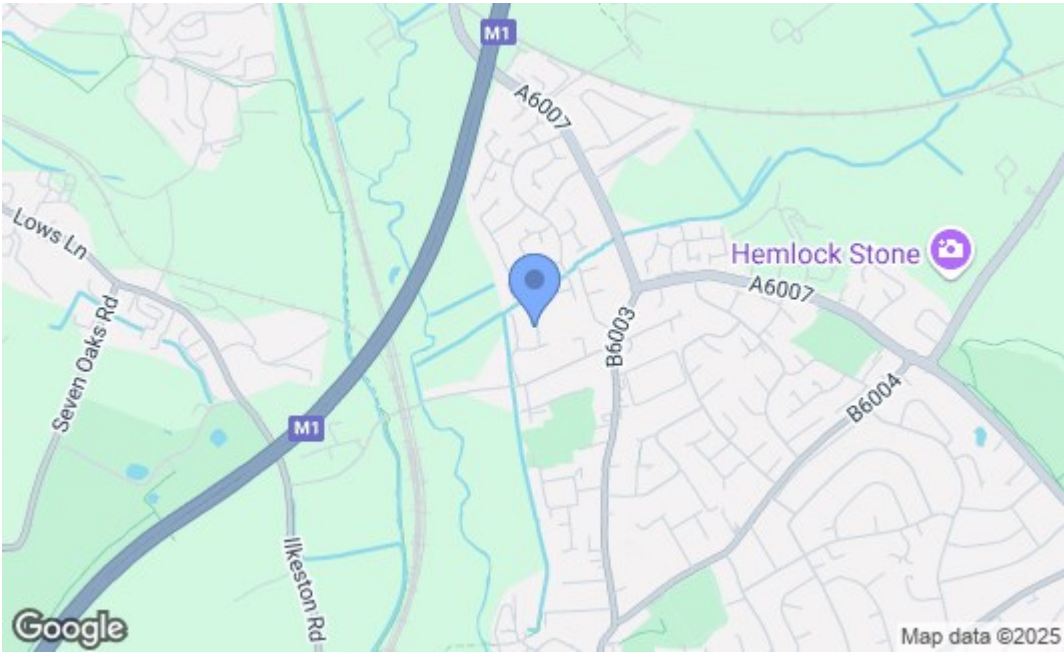
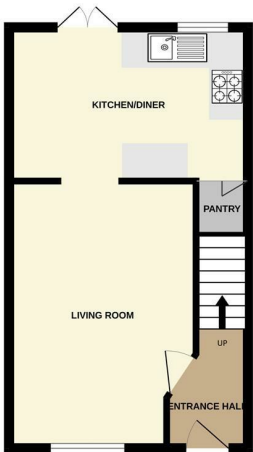
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Continue onto Pasture Road and proceed in the direction of Trowell. Take an eventual left hand turn onto Moorbridge Lane and then take a right hand turn onto Hartwood Drive. Follow the bend in the road to the right, take the second left into the cul de sac of Egerton Drive. 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		89
(81-91) B		
(69-80) C	74	
(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.