



**Kennedy Drive
Stapleford, Nottingham NG9 8HT**

£250,000 Freehold

A FULLY RENOVATED & EXTREMELY WELL
PRESENTED THREE BEDROOM SEMI
DETACHED HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND FULLY RENOVATED WIMPEY HOMES CONSTRUCTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, living room and open plan dining kitchen. The first floor landing then provides access to three bedrooms and bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, double driveway, detached garage to the rear and an enclosed low maintenance and recently landscaped garden.

Works undertaken by the current owners of the property include knocking through and replacing the kitchen, making a fantastic open plan dining kitchen, new bathroom, re-wiring, new boiler and radiators, front driveway, rear landscaping and full redecoration and modernisation throughout.

The property is a prime example of a ready to move into home, positioned in this favourable and established residential location within easy reach of excellent nearby schooling for all ages. For those needing to commute, there are good transport links nearby 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 open space such as Hickings Lane, Bramcote Hills Park, Ilkeston Road recreation ground and Peatfield Park.

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



HALLWAY

13'5" x 6'0" (4.11 x 1.85)

Feature composite and double glazed front entrance door with double glazed windows to either side of the door, radiator, spotlights, staircase rising to the first floor, useful understairs storage cupboard housing the meters. Door leading through to the dining kitchen.

LIVING ROOM

13'6" x 10'2" (4.12 x 3.10)

Double glazed window to the front (with fitted blinds), vertical radiator, media and router points, opening through to the full width dining kitchen.

OPEN PLAN DINING KITCHEN

16'6" x 10'9" (5.05 x 3.28)

The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with square edge work surfacing incorporating one and a half bowl sink unit with draining board and mixer tap, glass fronted crockery cupboard, range cooker incorporating electric oven and five ring gas top with extractor canopy over, plumbing for washing machine, space for full height fridge/freezer, overhanging breakfast bar space for two/three bar stools, double glazed window to the rear (with fitted blinds), double glazed French doors opening out to the rear garden patio (with fitted blinds), double glazed windows to either side of the doors, ample space for dining table and chairs, feature vertical radiator, spotlights, in-built ceiling speakers.

FIRST FLOOR LANDING

Double glazed window to the side (with fitted blinds), loft access point to majority boarded, lit, powered and insulated loft space. Radiator, solid oak balustrade with feature glass. Doors to all bedrooms and bathroom.

BEDROOM ONE

12'11" x 9'8" (3.95 x 2.97)

Double glazed window to the front (with fitted blinds), radiator.

BEDROOM TWO

11'2" x 9'9" (3.41 x 2.98)

Double glazed window to the rear overlooking the rear

garden (with fitted blinds), radiator, useful storage cupboard with hanging rails. Boiler cupboard housing the gas fired central heating combination boiler for central heating and hot water purposes, fixed shelving.

BEDROOM THREE

9'10" x 6'6" (3.00 x 2.00)

Double glazed window to the front (with fitted blinds), radiator, laminate flooring, useful fitted storage closet.

BATHROOM

7'6" x 6'2" (2.30 x 1.90)

Modern (recently re-fitted) three piece suite comprising "P" shaped bath with glass shower screen, central mixer tap, dual attachment mains ran shower. Wash hand basin with mixer tap and double storage drawers beneath, hidden cistern push flush WC. Decorative boarding to two sides, inset shelving, feature lighting, wall mounted ladder towel radiator, double glazed window to the rear, shaver point, spotlights, extractor fan.

OUTSIDE

To the front of the property there is a lowered kerb entry point to a tarmac driveway with decorative block paved edging, plum slate chippings to the boundary line, access to the front entrance door, pedestrian access leading down the right hand side of the property.

TO THE REAR

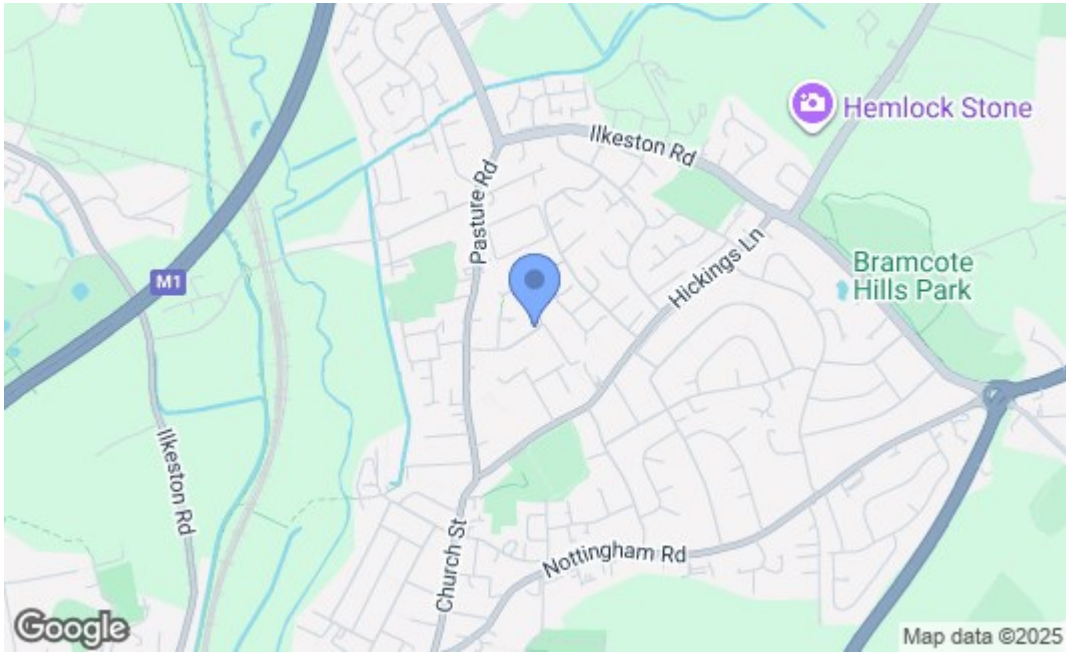
The rear garden is enclosed and landscaping, designed for straight-forward maintenance, patio seating areas to both ends of the garden, flowerbeds housing a variety of bushes and shrubbery, external water tap, lighting point, power sockets, personal access door into the rear part of the garage.

GARAGE

18'2" x 8'8" (5.55 x 2.65)

Rendered and insulated with rubberised flat roof incorporating an electrically operated roller garage door to the front, personal access double glazed door to the side, power, lighting, spotlights, internal panelling.





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		
73		79
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.