



**Dunnock Drive**  
**Stapleford, Nottingham NG9 8JQ**

**£469,995 Freehold**

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED DOUBLE FRONTED FOUR BEDROOM, THREE BATHROOM, FOUR TOILET DETACHED FAMILY HOUSE CONSTRUCTED BY WESTERMAN HOMES APPROXIMATELY 6/7 YEARS AGO. SITUATED ON A GENEROUS CORNER PLOT.

With accommodation over two floors, the ground floor comprises entrance hallway, spacious living room, separate study, spacious full width family dining kitchen, utility room and WC. The first floor landing then provides access to four bedrooms (two of which have en-suite shower rooms), as well as the additional family bathroom.

The property also benefits from gas fired central heating, double glazing, off-street parking, rear detached garage with power and lighting, and a generous enclosed South Facing rear garden.

The property also boasts views over neighbouring fields to the front and is situated within close proximity of excellent nearby transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, Nottingham electric tram terminus and train stations located in Long Eaton, Beeston and Ilkeston.

There is also easy access to a vast array of nearby schooling for all ages and ample outdoor countryside access and walking routes.

The property is still protected by the remainder of its NHBC warranty and would make an ideal long term family home. We highly recommend an internal viewing.



## HALL

12'0" x 6'7" (3.67 x 2.01)

Composite panel and double glazed front entrance door with double glazed windows to either side of the door, radiator, spotlights, staircase rising to the first floor with decorative wood spindle balustrade and useful understairs storage cupboard. Internal doors to the study, lounge/diner and kitchen.

## LOUNGE/DINER

17'7" x 11'9" (5.36 x 3.59)

Walk-in double glazed box bay style window to the front (with fitted blinds) overlooking the fields beyond, two radiators, media points.

## STUDY

8'10" x 5'6" (2.71 x 1.70)

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

## OPEN PLAN LIVING DINING KITCHEN

28'1" x 11'3" (8.56 x 3.45)

The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with marble style square edge work surfacing incorporating inset one and a half bowl sink unit with draining board and mixer tap. Fitted five ring gas hob with extractor over, in-built oven and combination grill, integrated fridge, freezer and dishwasher. Double glazed window to the rear (with fitted roller blind), spotlights, extractor fan. Opening through to the dining and living space where there is ample space for a dining table and chairs and further furniture, two additional radiators, double glazed French doors opening out to the rear garden patio with double glazed windows to either side.

## UTILITY

6'4" x 6'0" (1.94 x 1.84)

Composite panel and double glazed exit door to outside (with inset Perfectfit blinds), radiator, boiler cupboard housing the gas fired boiler, matching base storage cupboards beneath a marble effect square edge work surface incorporating a single sink and draining board with central mixer tap and matching splashboards and tiled splashbacks. Behind cabinet plumbing for washing machine. Door to ground floor WC.

## WC

6'0" x 3'8" (1.83 x 1.14)

Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap and storage cabinet beneath. Tiling to dado height, radiator, inset wall mounted consumer box, spotlights, extractor fan.

## FIRST FLOOR LANDING

Doors to all bedrooms and family bathroom. Radiator, decorative wood spindle balustrade either side of the staircase, loft access point to an insulated loft space, airing cupboard housing the water cylinder and additional shelving storage space.

## BEDROOM ONE

15'3" max x 11'8" (4.66 max x 3.58)

Double glazed window to the front making the most of the views beyond, radiator, two floor to ceiling fitted double wardrobes with shelving and hanging space. Door to en-suite.

## EN-SUITE

6'7" x 5'2" (2.03 x 1.60)

Three piece suite comprising separate tiled and enclosed shower cubicle with glass screen and glass shower door with mains shower, push flush WC, wash hand basin with mixer tap and tiled splashbacks. Double glazed window to the front, spotlights, extractor fan, radiator.



## GUEST BEDROOM TWO

12'0" x 10'5" (3.66 x 3.20)

Double glazed window to the rear overlooking the rear garden, radiator. Door to en-suite.

## EN-SUITE TWO

9'1" x 4'2" (2.77 x 1.28)

Three piece suite comprising walk-in tiled shower cubicle with sliding glass screen/shower door with mains shower, wash hand basin with mixer tap, push flush WC. Tiling to the walls, double glazed window to the side, spotlights, extractor fan, radiator.

## BEDROOM THREE

12'9" x 8'11" (3.91 x 2.73)

Double glazed window to the front, radiator.

## BEDROOM FOUR

11'6" x 7'11" (3.52 x 2.42)

Double glazed window to the rear, radiator.

## FAMILY BATHROOM

7'4" x 5'9" (2.24 x 1.77)

Modern white three piece suite comprising panel bath with mixer tap, push flush WC, wash hand basin with mixer tap. Double glazed window to the rear, tiling to the walls, spotlights, extractor fan, ladder towel radiator.

## OUTSIDE

To the front of the property, there is a central pathway providing access to the front entrance door with garden lawns to either side being enclosed by wrought iron fencing to the boundary line. A tarmac driveway then leads down the left hand side of the property providing access to the parking and rear detached brick built garage.

## TO THE REAR

The rear garden is positioned on a generous overall plot being enclosed by timber fencing and brick walls to the boundary line. The rear garden enjoys two separate paved patio seating areas (ideal for entertaining) with a good size garden lawn (ideal for families), raised sleeper beds and planted flower borders housing a variety of bushes and shrubbery, external water tap, lighting point, power sockets, useful garden shed.

## GARAGE

A detached brick built garage with pitched tiled roof, up and over door to the front, personal access door to the side, power and lighting.

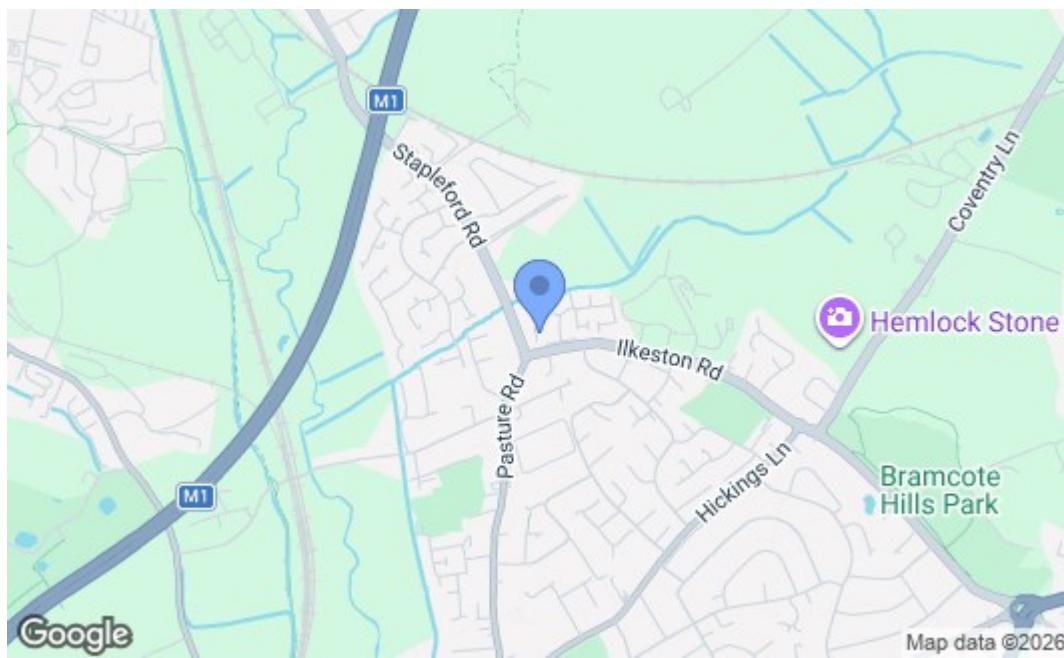
## PARKING

Accessed via the side of the property providing off-street parking in front of the garage.

## 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 continue left onto Pasture Road and continue in the direction of Trowell. At the mini traffic island, turn right onto Ilkeston Road and then take the first left into the Field Farm development. Veer left at the bend in the road onto Dunnock Drive and turn left at the "T" junction where the property can be found on the left hand side, identified by our For Sale board.





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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.