



**Newton Drive  
Stapleford, Nottingham NG9 7GS**

**£237,500 Freehold**

A TRADITIONAL BAY FRONTED THREE  
BEDROOM SEMI DETACHED HOUSE  
SITUATED IN THIS QUIET RESIDENTIAL  
LOCATION.



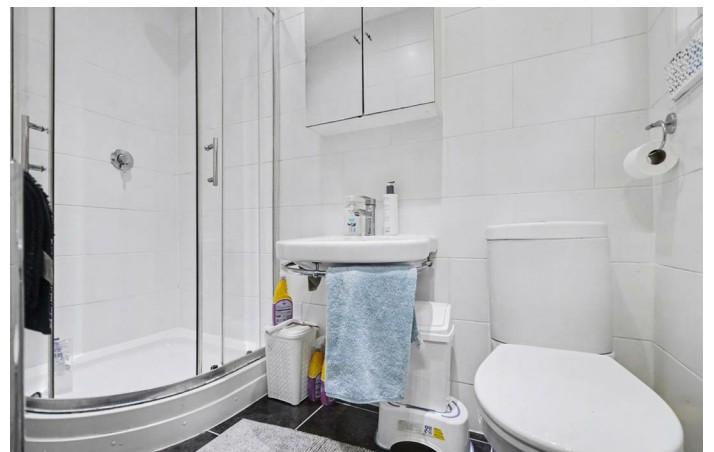
ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS FAVOURED CATCHMENT AREA.

With accommodation over two floors, the ground floor comprises entrance lobby/hall, open plan bay fronted through lounge/diner, kitchen, inner rear lobby and shower room. The first floor landing then provides access to three bedrooms.

The property also benefits from gas fired central heating from a combination boiler (fitted in 2022), double glazing throughout, replacement roof structure (within the last 5-10 years), boarded and insulated loft space (ideal for storage), as well as a detached garden room, making an ideal home office or potential business premises (subject to the relevant permissions and approvals).

The property is located in this quiet residential no-through road location within easy reach of excellent nearby schooling for all ages such as William Little, Fairfield and George Spencer. There is also easy access to the shops, services and amenities in Stapleford town centre, and for those needing to commute, there are great transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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



### ENTRANCE HALL

3'6" x 3'4" (1.08 x 1.03)

uPVC panel and stained glass front entrance door, radiator, laminate flooring, dado rail, coving. Door to living area.

### LIVING AREA

10'1" x 12'5" (3.08 x 3.80)

Double glazed bay window to the front (with three individually fitted blinds), radiator, ample media and power points, laminate flooring, coving, wall light points. Door leading to the entrance lobby, further door to the inner hallway and opening through to the dining area.

### DINING AREA

11'11" x 9'10" (3.64 x 3.00)

Ample space for dining table and chairs, radiator, laminate flooring, built-in double meter box, uPVC double glazed French doors which open out to the rear garden patio.

### KITCHEN

7'11" x 7'8" (2.43 x 2.34)

The kitchen comprises a matching range of handle-less base and wall storage cupboards with grey marble effect roll top work surfaces, incorporating single sink and draining board with central mixer tap. Fitted two ring gas hob with extractor over and oven beneath, plumbing for washing machine and space for full height fridge/freezer. Boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes, radiator, double glazed window to the rear (with roller blind), uPVC panel and double glazed door to outside (with matching roller blind), coving, spotlights.

### INNER LOBBY

Staircase rising to the first floor, double glazed window to the side (with fitted blinds), radiator, laminate flooring. Door to ground floor shower room.

### SHOWER ROOM

7'11" x 4'0" (2.42 x 1.23)

Three piece suite comprising a tiled and enclosed corner shower cubicle with mains shower and glass screen/sliding door, wash hand basin with mixer tap, push flush WC. Tiling to the walls and floor, double glazed window to the side (with fitted roller blind), wall mounted bathroom cabinet, chrome ladder towel radiator, spotlights, extractor fan.

### FIRST FLOOR LANDING

Double glazed window to the front (with fitted blinds), radiator, decorative wood spindle balustrade, useful storage closet with shelving and a radiator. Loft access point to a partially boarded, lit and insulated loft space.

### BEDROOM ONE

9'3" x 8'7" (2.84 x 2.64)

Double glazed window to the rear (with fitted blinds), radiator, laminate flooring.

### BEDROOM TWO

10'6" x 9'10" (3.21 x 3.00)

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

### BEDROOM THREE

8'11" x 6'2" (2.74 x 1.90)

Double glazed window to the rear (with fitted blinds), radiator, laminate flooring.

### OUTSIDE

To the front of the property there is a small enclosed garden designed for straightforward maintenance, brick boundary wall and wrought iron pedestrian gate and pathway leading to the front entrance door and down the right hand side of the property into the rear garden. The front garden is predominantly paved with decorative stone chippings making for straightforward maintenance.

### TO THE REAR

The rear garden has recently been landscaped and designed for straightforward maintenance, enclosed by timber fencing with concrete posts and gravel boards to the boundary lines. The garden is then split into various sections with an initial paved patio seating area (ideal for entertaining) leading onto the first of two artificial lawns. Separating the two lawns are raised and planted flowerbeds housing a variety of bushes and shrubbery. A paved and gravel pathway then leads down the right hand side of garden leading to the second lawn and a further stepping stone pathway provides access beyond a timber storage shed to the foot of the plot. At the foot of the plot there is a detached garden room and attached store. The garden rooms makes an ideal home office or business space (subject to the relevant permissions and approvals). Within the garden there is an external water tap and the shed has the benefit of lighting and power. Down the side of the property there is an external brick garden store and gated pedestrian access leads back to the front.

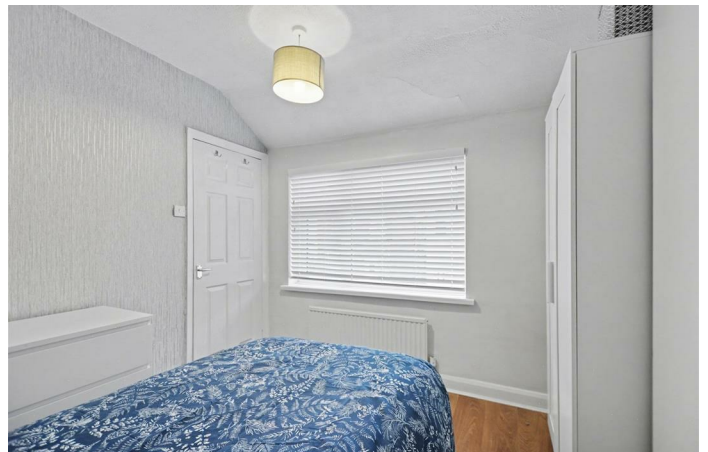
### DETACHED GARDEN ROOM

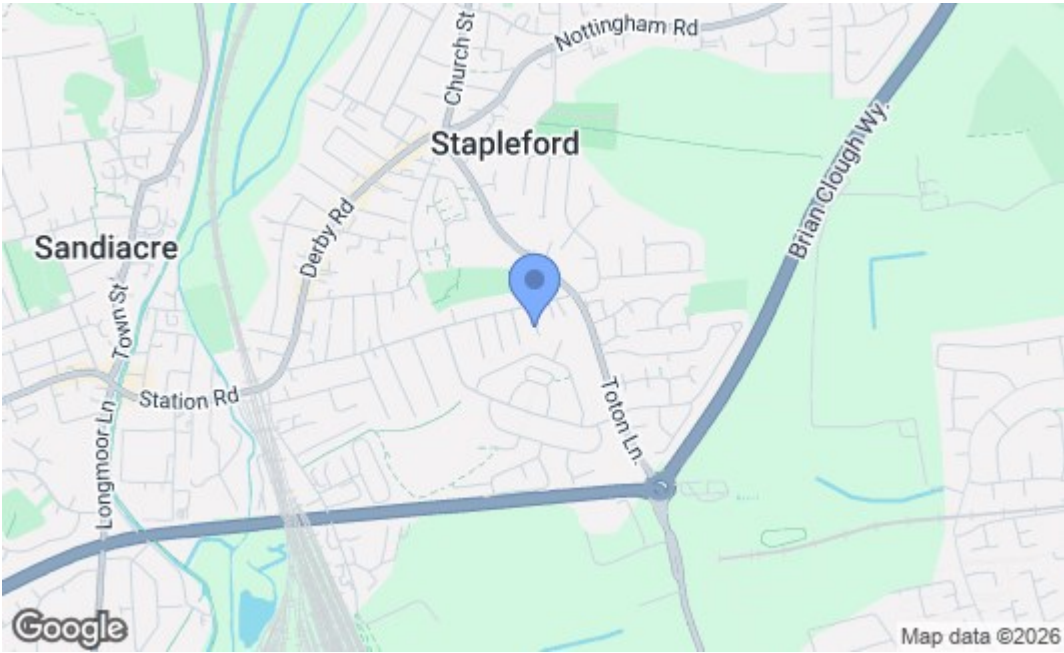
11'6" x 8'0" (3.53 x 2.45)

Double glazed double doors and double glazed window to the front, power and lighting. Making an ideal home office or business space (subject to the relevant permissions and approvals).

### DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Proceed up and over the brow of the hill, passing the entrance to Fairfield School and take a right hand turn onto Brookhill Street. Take the second left onto Newton Drive and the property can be found towards the end of the cul de sac on the right 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.