

**Brampton Drive  
Stapleford, Nottingham NG9 7JJ**

**£255,000 Freehold**

A THREE BEDROOM SEMI DETACHED  
HOUSE.



A three bedroom semi detached house situated in this highly regarded residential suburb.

This property comes to the market in a ready to move into condition with features including gas fired central heating served from a combination boiler and double glazed windows throughout.

The property enjoys a through lounge/dining room which offers a great amount of light with windows to the front and rear.

Situated in this highly regarded residential suburb, great for families and commuters alike as schools for all ages are within walking distance, including George Spencer and Fairfield Academies\*. Also within walking distance is the park and ride for the Nottingham tram and the A52 is a few minutes drive away giving direct access to Nottingham, Derby, as well as Junction 25 of the M1 motorway, Beeston town centre, Queen's Medical Centre and Nottingham University.

The property benefits from off-street parking to the front, a single garage and landscaped rear gardens.

A great family property of which an internal viewing is recommended.



## ENTRANCE PORCH

uPVC double glazed window and front entrance door. Further double glazed door leading to the hallway.

## HALLWAY

Stairs to the first floor with understairs store cupboard, radiator.

## THROUGH LOUNGE/DINING ROOM

24'1" x 11'11" reducing to 10'0" (7.36 x 3.65 reducing to 3.05)

Inset coal effect gas fire with feature surround, radiator, double glazed windows to the front and rear.

## KITCHEN

11'10" x 8'10" (3.62 x 2.7)

Range of fitted wall, base and drawer units with work surfacing and inset single bowl sink unit with single drainer. Gas/electric cooker, plumbing and space for washing machine, cupboard housing wall mounted gas combination boiler (for central heating and hot water), double glazed window and door to rear garden.

## FIRST FLOOR LANDING

Double glazed window, hatch and ladder to loft space.

## BEDROOM ONE

12'1" x 11'5" (3.70 x 3.50)

Radiator, double glazed window to the front.

## BEDROOM TWO

10'2" to wardrobes x 12'1" (3.12 to wardrobes x 3.70)

Fitted wardrobes to one wall, radiator, double glazed window to the rear.

## BEDROOM THREE

8'7" x 8'6" reducing to 5'11" (2.63 x 2.60 reducing to 1.82)

Radiator, double glazed window to the front.

## BATHROOM

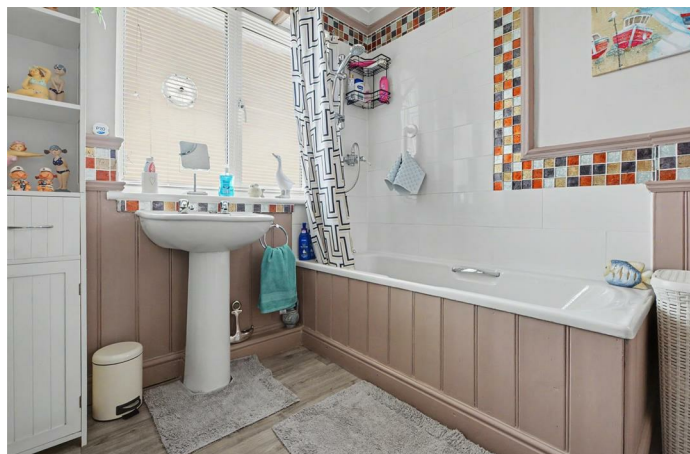
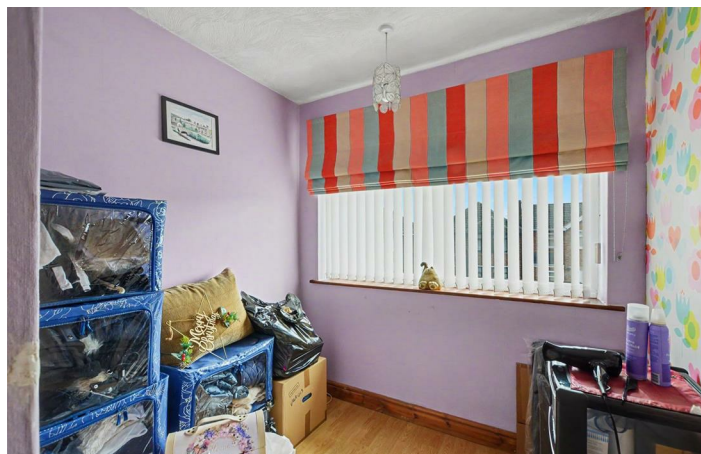
Three piece suite comprising wash hand basin, low flush WC and bath with thermostatically controlled shower over. Radiator, double glazed window.

## OUTSIDE

The property is set back from the road with a partially enclosed front garden with a lawn flanked with flowerbeds. There is a driveway providing off-street parking. This in turn leads to a single garage. Gated access to the side of the house leads to the rear garden where there is a paved area behind the garage and a pathway running around to the main garden where there is an ornamental raised patio area, further paved area and raised planters.

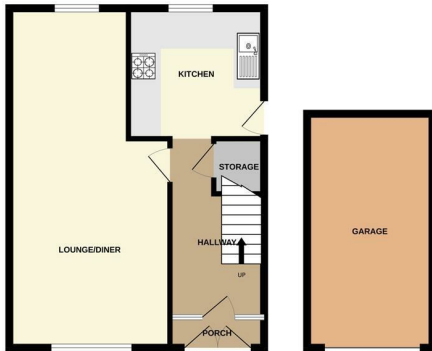
## \*AGENTS NOTE

\* We recommend that any intending purchaser should make their own enquiries as to the current admission policies for the schools named.



**Robert Ellis**  
ESTATE AGENTS

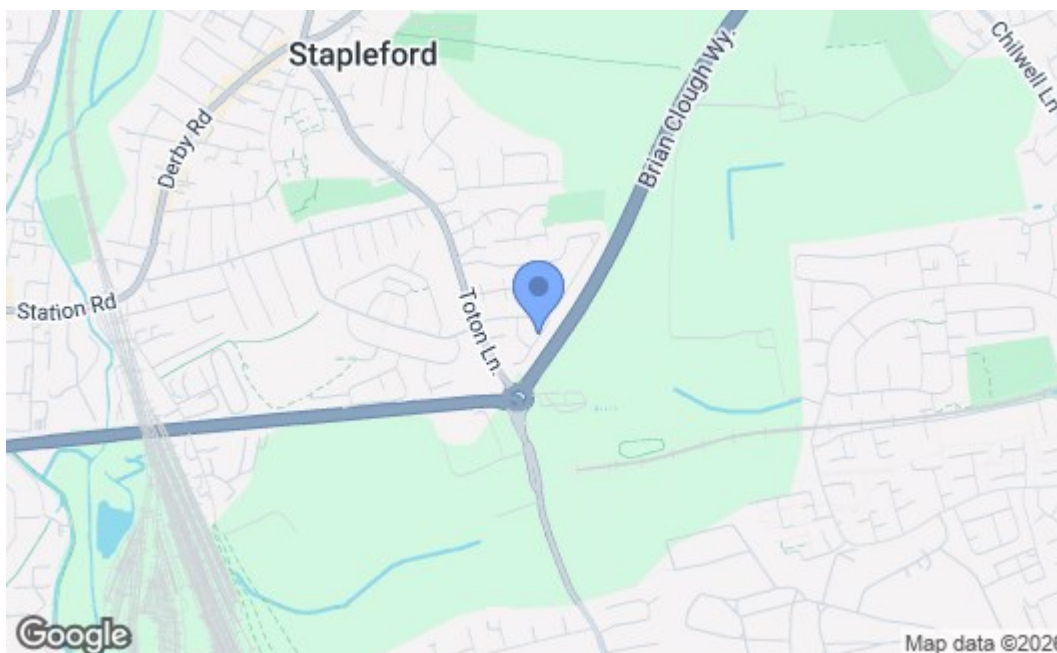
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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			
<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.