

Grenville Drive  
Stapleford, Nottingham NG9 8PD

A BAY FRONTED THREE BEDROOM  
REFURBISHED SEMI DETACHED HOUSE.

**£220,000 Freehold**



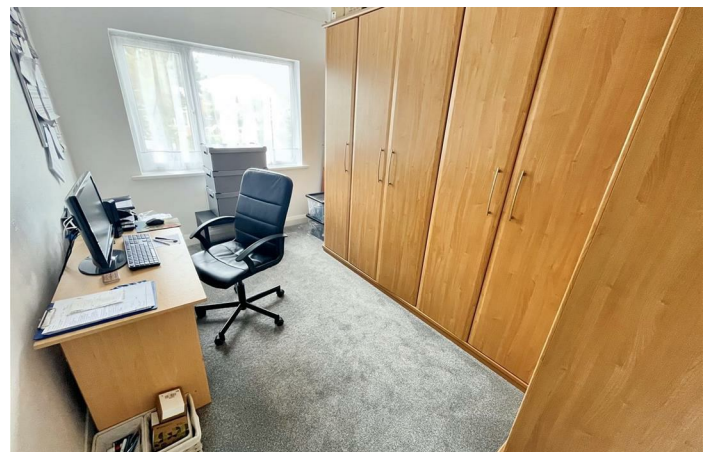
ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND REFURBISHED BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR CATCHMENT RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance lobby, inner entrance hall, bay fronted living room, kitchen, ground floor bathroom, rear lobby and utility room. The first floor landing then provides access to three bedrooms.

The property also benefits from a recently fitted kitchen, gas fired central heating from combination boiler, double glazing, off-street parking, detached garage and generous, well maintained gardens to the rear with generous sized garden shed.

The property is located favourably within walking distance of Albany Junior School, there is also easy access to Hickings Lane park and recreational ground, as well as great transport link and amenities such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus situated at Bardills roundabout, Hickings Lane Medical Centre and the nearby shops and services in the town centre.

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



### ENTRANCE LOBBY

3'2" x 1'3" (0.97 x 0.39)

uPVC panel and double glazed front entrance door with double glazed windows to either side of the door, further panel and glazed door to the entrance hall.

### ENTRANCE HALL

3'3" x 4'0" (1.00 x 1.24)

Staircase rising to the first floor. Door to lounge.

### LOUNGE

14'3" x 11'11" (4.36 x 3.64)

Double glazed bay window to the front (with three individually fitted roller blinds), radiator, feature Adam-style fire surround with marble insert and hearth housing coal effect fire, radiator, coving, media points. Door to kitchen.

### KITCHEN

10'11" x 8'10" (3.33 x 2.71)

A recently re-fitted range of matching base and wall storage cupboards and drawers, marble/granite style effect square edge work surfacing with single sink and draining board, central mixer tap and tiled splashbacks, fitted four ring gas hob with extractor over and oven beneath, plumbing and space for dishwasher, radiator, double glazed window to the rear, laminate effect flooring, coving, panel and glazed door leading through to the utility area, door to ground floor bathroom.

### GROUND FLOOR BATHROOM

10'5" x 5'7" (3.20 x 1.72)

Modern white three piece suite comprising panel bath with central mixer tap and electric shower over, push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Contrasting wall and floor tiles, wall mounted chrome ladder towel radiator, coving, double glazed windows to both the side and rear. Door to useful understairs pantry/storage space with shelving, lighting, double glazed window to the side.

### REAR LOBBY

Access to the utility/boiler area. uPVC double glazed exit door to outside.

### REAR UTILITY/BOILER HOUSE

Housing the 'Glow Worm' gas fired combination boiler (for central heating and hot water purposes), space and plumbing for washing machine with power and lighting outlets, deep worktop storage space, double glazed window to the side.

### FIRST FLOOR LANDING

Double glazed window to the side, radiator, coving. Doors to all three bedrooms.

### BEDROOM ONE

15'3" x 10'8" (4.66 x 3.26)

Two double glazed windows to the front, radiator, coving.

### BEDROOM TWO

12'3" x 8'4" (3.75 x 2.55)

Double glazed window to the rear overlooking the rear garden, radiator, coving, media points.

### BEDROOM THREE

9'8" x 6'6" (2.95 x 2.00)

Double glazed window to the rear overlooking the rear garden, radiator, coving, loft access point to an insulated loft space.

### OUTSIDE

To the front of the property there is a shared entry point with next door allowing for off-street parking to the front of the property. Planted flowerbeds and borders housing a variety of bushes and shrubbery, screened by timber fencing and rockery style wall to the boundary line. The shared driveway then leads in between the two properties and provides access to the detached garage via double opening doors and pedestrian gated access then leads into the rear garden. The rear garden is of a good proportion overall, enclosed by timber fencing and hedgerows to the boundary line with an initial paved patio area (ideal for entertaining) leading onto "L" shaped lawn section with paved pathway providing access to the foot of the plot where a generous sized timber storage shed can be found.

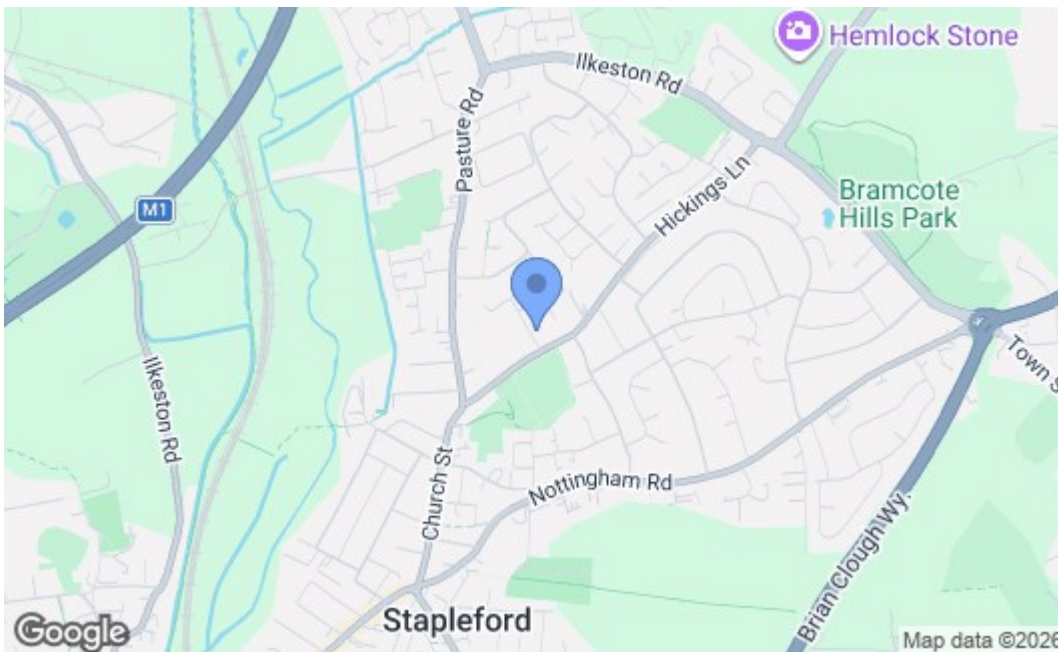
### DETACHED GARAGE

With double opening doors to the front offering fantastic storage or workshop space with power and lighting points.

### DIRECTIONAL NOTE

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, turn right onto Hickings Lane and proceed past the entrance to the park. Take a left hand turn onto Grenville Drive and the property can then be found 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			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.