



**Brisbane Drive
Stapleford, Nottingham NG9 8ND**

AN EXTENDED THREE BEDROOM SEMI
DETACHED HOUSE WITH DRIVE &
GARAGE TO THE REAR.

£210,000 Freehold



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS EXTENDED THREE BEDROOM SEMI DETACHED HOUSE SITUATED TOWARDS THE END OF THIS POPULAR RESIDENTIAL CUL DE SAC.

The property benefits from gas fired central heating from a combination boiler, double glazing, off-street parking and a detached garage to the rear and generous garden space.

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

The property would ideally suit first time buyers and young families alike being positioned within close proximity of excellent nearby schooling for all ages, as well as good commuter links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham express tram terminus situated at Bardills roundabout.

There is also easy access to outdoor space such as Hickings Lane Recreation Ground incorporating the new football academy, Ilkeston Road Recreation Ground and Bramcote Hills Park.

We highly recommend an internal viewing.



SIDE ENTRANCE HALL

6'9" x 3'0" (2.06 x 0.93)

Composite entrance door, laminate flooring, doors into the bathroom, dining area and living room.

LIVING ROOM

15'10" x 13'5" (4.85 x 4.09)

Feature double glazed Georgian-style windows to the front and side, radiator, coving, media points. Staircase rising to the first floor.

DINING AREA

9'6" x 9'5" (2.92 x 2.89)

Radiator, coving, laminate flooring, opening through to the kitchen.

KITCHEN

10'6" x 9'3" (3.21 x 2.83)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces of a marble design, one and a half bowl porcelain sink with central mixer tap, fitted four ring gas hob with extractor over, fitted oven and grill, glass fronted crockery cupboards, double glazed window to the rear overlooking the rear garden, laminate flooring, windows, panel and glazed door leading to the side and into the utility room.

UTILITY ROOM

9'8" x 5'4" (2.96 x 1.64)

Double glazed window to the side, uPVC panel and double glazed door to the rear garden, roll top work surface space, extractor fan, plumbing for washing machine, space for under-counter tumble dryer.

GROUND FLOOR BATHROOM

5'11" x 5'5" (1.81 x 1.66)

Modern white three piece suite comprising bath with shower over, push flush WC and wash hand basin. Tiling to the walls, chrome ladder towel radiator, extractor fan, double glazed window to the rear.

FIRST FLOOR LANDING

Loft access point to a partially boarded loft space with lighting. Doors to all bedrooms.

BEDROOM ONE

10'8" x 9'10" (3.27 x 3.02)

Double glazed Georgian-style window to the front, radiator, coving, decorative panelling to one side.

BEDROOM TWO

11'9" x 9'1" (3.60 x 2.78)

Double glazed window to the rear overlooking the rear garden, radiator, coving, storage cupboard, boiler cupboard housing the Worcester Bosch gas fired combination boiler for central heating and hot water, decorative panelling to one side.

BEDROOM THREE

8'3" x 6'5" (2.52 x 1.96)

Double glazed window to the rear, radiator.

OUTSIDE

To the front of the property, there is a lawn, off-street parking with a side shared driveway leading down the left hand side of the property towards the detached garage and side access gate into the rear garden. The rear garden extends to a good depth and consists of a paved patio area (ideal for entertaining) leading onto a good size lawn with planted borders housing a variety of mature bushes and shrubbery, timber storage shed with power, greenhouse.

DETACHED GARAGE

Situated to the rear of the driveway, up and over door to the front, power and lighting.

DIRECTIONS

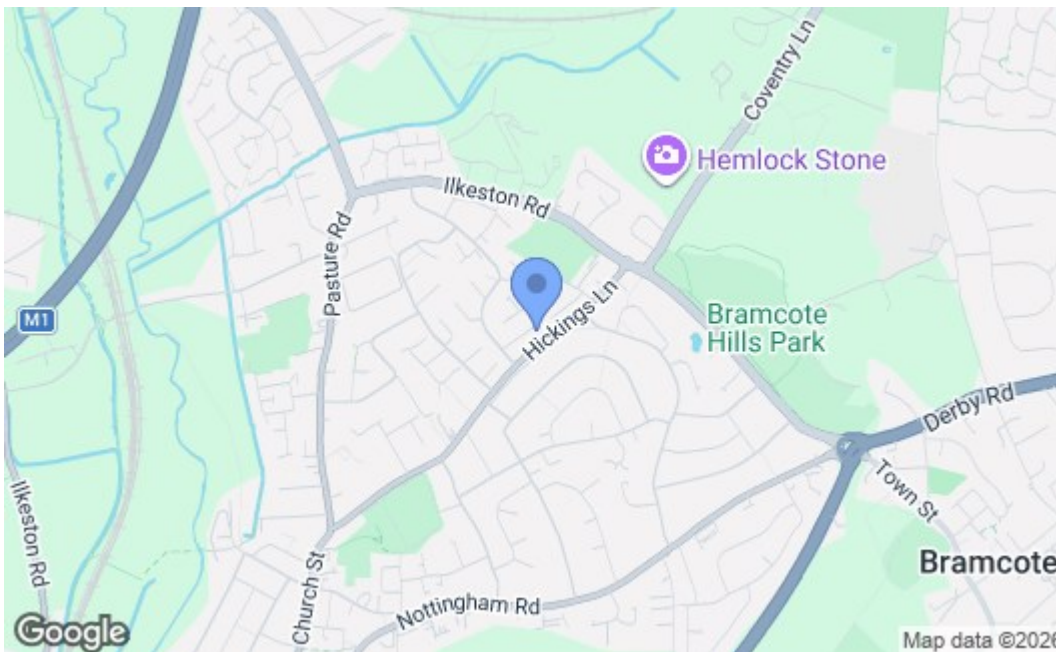
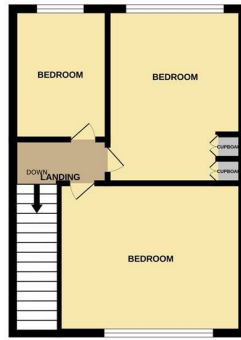
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane. After passing Hickings Lane Medical Centre, take a left hand turn onto Melbourne Road and take the first right onto Brisbane Drive. The property can be found towards the head of the cul de sac on the right hand side, identified by our For Sale board.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(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 (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 CO₂ 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.