



**Kennedy Drive
Stapleford, Nottingham NG9 8HT**

£235,000 Freehold

AN EXTREMELY WELL PRESENTED WIMPEY HOMES CONSTRUCTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED WIMPEY HOMES CONSTRUCTED THREE BEDROOM SEMI-DETACHED HOUSE SITUATED IN THIS DESIRABLE AND FAVOURED RESIDENTIAL LOCATION.

With traditional accommodation over two floors, the ground floor comprises an entrance lobby, spacious living room, dining room and kitchen. The first floor landing then provides access to three bedrooms and a modern three piece shower room.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, covered carport with electric garage door frontage and generous enclosed garden space to the rear.

The property is situated in this popular and established residential area within walking distance of Albany Junior School and regular bus service. For those wishing to commute the area is served by good road networks and is within easy reach of the A52 for Nottingham, Derby and the M1 Motorway for further afield, as well as the Nottingham electric tram terminus at Bardills roundabout.

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



ENTRANCE LOBBY

4'4" x 4'9" (1.33 x 1.45)

uPVC panel and double glazed side entrance door, double glazed window to the front (with fitted blinds), coat pegs and internal panel and glazed door lounge.

LOUNGE

16'9" x 13'0" (5.11 x 3.97)

Double glazed window to the front (with fitted blinds), radiator, staircase rising to the first floor with useful understairs storage cupboard housing the gas and electricity meters, and recently upgraded and replaced electrical consumer box, wall light points, media points, Adam-style fire surround incorporating marble insert and hearth with coal effect gas fire and opening through to the dining room.

DINING ROOM

10'9" x 9'0" (3.3 x 2.75)

Sliding double glazed patio doors opening out to rear garden patio, radiator, door to kitchen.

KITCHEN

16'10" x 7'0" (5.15 x 2.15)

Equipped with a matching range of fitted base and wall storage cupboards with marble effect roll top work surfacing incorporating 1½ bowl sink unit with draining board and central swan-neck mixer tap. Decorative tile splashbacks, space for under-counter washing machine, tumble dryer and dishwasher. Further space for cooker and full height fridge/freezer. Two double glazed windows to the side, uPVC panel and double glazed exit door to the garden and boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

FIRST FLOOR LANDING

Double glazed window to the side. Doors to all bedrooms and shower room. Loft access point with pulldown loft ladders to a boarded and insulated loft space.

BEDROOM ONE

13'1" x 9'11" (3.98 x 3.03)

Double glazed window to the front (with fitted blinds), radiator, bedroom furniture including bedside drawers, storage cupboards and overhead space.

BEDROOM TWO

10'8" x 10'0" (3.26 x 3.05)

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

BEDROOM THREE

9'11" x 6'5" (3.01 x 1.96)

Double glazed window to the front (with fitted blinds), radiator, useful fitted overstairs storage cupboard with shelving and hanging space.

SHOWER ROOM

6'3" x 5'3" (1.91 x 1.61)

Modern replaced three piece suite comprising walk-in double size shower cubicle with glass shower screen and mains shower, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Decorative butterfly boards to all walls, tiled floor, ladder towel radiator, extractor fan, double glazed window to the rear (with fitted roller blind).

OUTSIDE

To the front of the property there is a lowered kerb entry point to a recently re-done decorative resin driveway with block paved edging providing off-street parking to the front, there is an electrically operated garage door to the left hand side of the property which then provides access to the covered carport.

CARPORT

With electrically operated garage door to the front, a continuation of the resin driveway with block paved edging and open access into the rear garden.

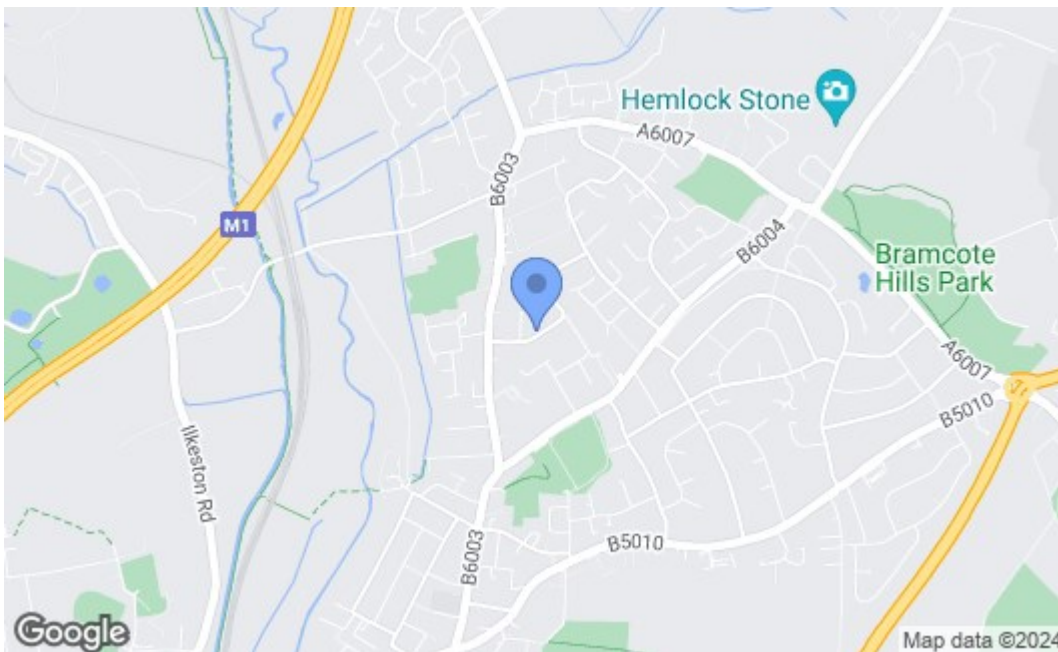
TO THE REAR

The rear garden is enclosed and of a good overall proportion, enclosed by timber fencing with concrete posts and gravel boards. There is a good size initial paved patio seating area (ideal for entertaining). This then leads onto a shaped and edged decorative lawn with planted flower beds and stepping stone pathway providing access to the foot of the plot. Situated at the foot of the plot there are two useful timber storage sheds and a vegetable growing area. Within the garden there is access to the covered carport which then offers electrically operated garage-style door to the front into the driveway, external water tap, lighting point and power socket.

DIRECTIONAL NOTE

From our Stapleford branch on Derby Road proceed to the Roach traffic lights. Turn left onto Church Street and continue into Pasture Road and proceed in the direction of Trowell. Take the second right onto Kennedy Drive where the property can be found on the left hand side, just after the turning for Lincoln Close.





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		
	71	85
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.