



Kennedy Drive
Stapleford, Nottingham NG9 8HT

£229,950 Freehold

A THREE BEDROOM SEMI DETACHED
HOUSE OFFERED FOR SALE WITH NO
UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

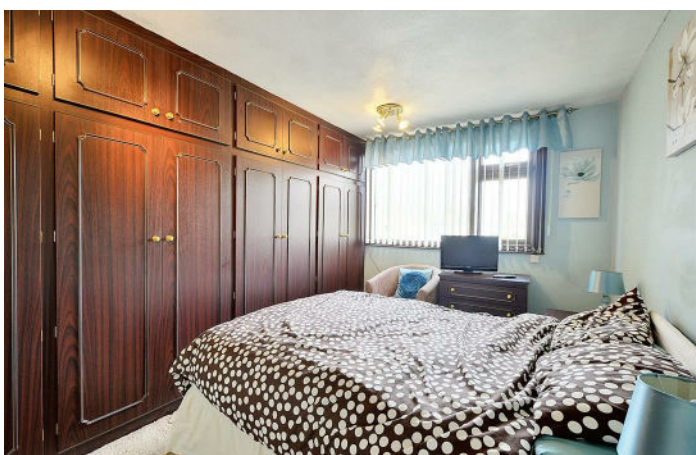
With accommodation over two floors, the ground floor comprises open plan living room, dining area and kitchen. The first floor landing then provides access to three bedrooms and a three piece bathroom suite.

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

The property is located favourably within close proximity of excellent nearby schooling for all ages. There is also easy access to good 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.

There is also easy access to ample outdoor space, as well as the shops and services on offer in Stapleford town centre.

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



LOUNGE

16'7" x 13'5" (5.08 x 4.11)

uPVC panel and double glazed front entrance door with full height double glazed windows to either side of the door, two radiators, staircase rising to the first floor with decorative open spindle balustrade and useful understairs storage cupboard housing the gas and electricity meters, decorative coving, wall light points, media points, brick and Cornish slate fireplace incorporating media shelving and coal effect electric fire. Archway opening through to the dining room.

DINING ROOM

11'5" x 8'11" (3.48 x 2.73)

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

KITCHEN

11'3" x 7'5" (3.45 x 2.28)

Comprises a matching range of fitted base and wall storage cupboards with marble effect roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Space for cooker with extractor canopy over, plumbing for washing machine, integrated fridge. Double glazed windows to the side and rear (both with fitted blinds). uPVC panel and double glazed exit door leading to outside.

FIRST FLOOR LANDING

Double glazed window to the side (with fitted blinds). Doors to all bedrooms and bathroom. Loft access point with pulldown loft ladders to a partially boarded, insulated and lit loft space.

BEDROOM ONE

12'11" x 8'0" (3.94 x 2.46)

Double glazed window to the front (with fitted blinds), radiator, fully fitted (to one wall) matching wardrobes and overhead storage cupboards.

BEDROOM TWO

10'7" x 9'10" (3.25 x 3.01)

Double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator, storage cupboard.

BEDROOM THREE

7'1" x 6'5" (2.18 x 1.96)

Double glazed window to the front (with fitted blinds), radiator, overstairs storage space which also doubles up housing the Baxi gas fired combination boiler (for central heating and hot water purposes).

BATHROOM

9'5" x 6'5" (2.88 x 1.98)

Three piece suite comprising panel bath with glass shower screen and Triton electric shower, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Fully tiled walls, double glazed window to the rear (with fitted blinds), chrome ladder towel radiator, wall mounted bathroom cabinet.

OUTSIDE

At the front of the property there is a lowered kerb entry point to a tarmac driveway which provides off-street parking and access to the garage and front entrance door. The front garden is designed for straightforward maintenance, being predominantly gravel with planted rockery borders housing a variety of bushes and shrubbery.

TO THE REAR

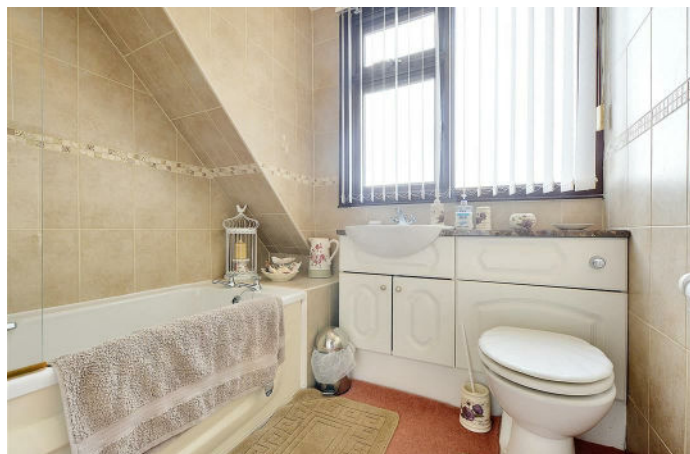
The rear garden spans a good depth (ideal for families) being enclosed predominantly by timber fencing to the boundary line. There is an initial artificial lawn patio area with pathway then leading down the left hand side onto the main part of the lawn garden. There are decorative gravel stones, plum slate chippings and rockery beds all housing a variety of mature bushes and shrubbery. To the foot of the plot, there is a timber storage shed accessed via a pedestrian pathway and a further gravel patio area. External water tap and lighting point. Gated pedestrian access leading onto the driveway.

DETACHED GARAGE

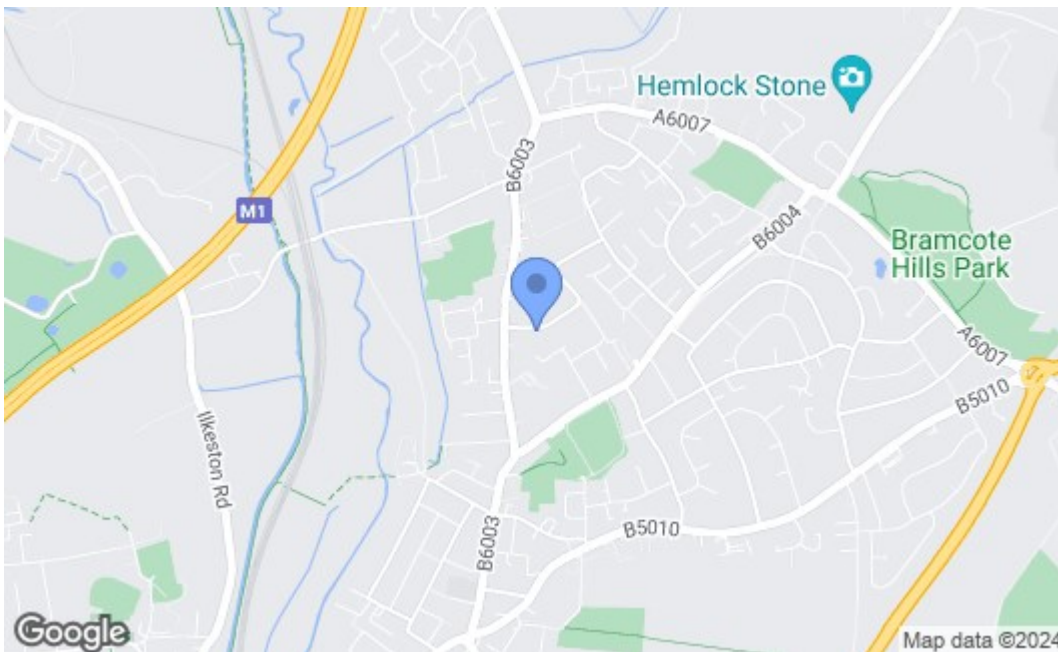
Up and over door to the front, personal access door to the side, two side windows, pitched roof, brick built with power and lighting points.

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, veer left onto Pasture Road. Take a right hand turn onto Kennedy Drive. The property can be found on the right hand side, identified by our For Sale board.



Robert Ellis
ESTATE AGENTS



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | 62 |
| (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 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.