



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

**£350,000 Freehold**

A SPACIOUS & EXTENDED WESTERMAN  
HOMES CONSTRUCTED BAY FRONTED  
THREE DOUBLE BEDROOM TWO  
BATHROOM THREE TOILET SEMI  
DETACHED HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS WESTERMAN HOMES CONSTRUCTED AND SINCE EXTENDED BAY FRONTED THREE DOUBLE BEDROOM TWO BATHROOM THREE TOILET SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL CATCHMENT LOCATION.

With generous accommodation over two floors comprising entrance hall, ground floor WC, front to back living room, spacious open plan family dining kitchen and separate utility room to the ground floor. The first floor landing then provides access to three double bedrooms, one of which with en-suite facilities, and another with walk-in wardrobe.

The property also benefits from gas fired central heating from combination boiler fitted approximately three years ago, ample off-street parking to the front with security double gates, work from home timber constructed cabin and generous garden space to the rear.

The property is situated favourably within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. There is also easy access to good transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also the potential to recreate a fourth room off the landing which originally when built was the third bedroom but now incorporates a walk-in wardrobe from the second bedroom.

We believe the property would make an ideal family home and we highly recommend an internal viewing.



### ENTRANCE HALL

14'6" x 6'8" (4.44 x 2.04)

Composite and double glazed front entrance door, tiled floor, radiator, coving, staircase rising to the first floor with decorative open spindle balustrade, useful storage/meter cupboard box. Doors to lounge and kitchen. Further door to ground floor WC.

### WC

5'3" x 2'7" (1.61 x 0.80)

Modern white two piece suite comprising hidden cistern push flush WC and wash hand basin with mixer tap and storage cabinet beneath. Fully tiled walls and floor, double glazed window to the front, chrome ladder towel radiator, coving.

### LOUNGE

24'3" x 11'7" (7.40 x 3.55)

Double glazed bay window to the front, two radiators, media points, coving, two decorative ceiling roses, feature fire surround incorporating coal effect gas fire, double glazed French doors opening out to the rear garden with full height double glazed windows to either side of the door.

### OPEN PLAN FAMILY DINING KITCHEN

20'2" x 19'5" (6.15 x 5.93)

The kitchen area comprises a matching range of handleless soft-closing base and wall storage cupboards with marble effect roll top work surfaces incorporating five ring gas hob with curved extractor fan over, in-built eye level oven and combination grill, integrated dishwasher, space for American-style fridge/freezer, two double glazed windows to the rear (both with fitted roller blinds), coving, understairs storage pantry. Opening through to the dining area where there is ample space for dining table and chairs, radiator, coving, wall light points, double glazed box bay style window to the front (with fitted blinds), additional double glazed window to the side (with fitted blind). Door to utility room.

### UTILITY ROOM

6'4" x 5'9" (1.94 x 1.77)

With boiler cupboard housing the gas fired central heating combination boiler for central heating and hot water purposes fitted approximately 3 years ago, granite style worktop space, Belfast sink unit with central mixer tap, storage drawer beneath, plumbing for washing machine, space for tumble dryer. Tiled walls, double glazed window to the side, radiator, uPVC panel and double glazed exit door to the rear garden.

### FIRST FLOOR LANDING

Decorative open spindle wooden balustrade, radiator. Doors to all bedrooms and family bathroom. Coving, loft access point with wooden pulldown loft ladders to a boarded, lit and insulated loft space.

### BEDROOM ONE

12'11" x 10'7" (3.95 x 3.25)

Double glazed window to the front (with fitted blinds), radiator, coving. Door to en-suite.

### EN-SUITE

6'3" x 5'4" (1.92 x 1.64)

Modern white three piece suite comprising corner tiled shower cubicle with sliding glass doors and mains shower, wash hand basin with mixer tap with storage cabinets beneath and hidden cistern push flush WC. Fully tiled walls, double glazed window to the rear, spotlights, coving, extractor fan.

### BEDROOM TWO

13'11" x 12'0" (4.26 x 3.67)

Double glazed bay window to the front, radiator, coving. Door to walk-in wardrobe.

### WALK-IN WARDROBE

6'9" x 6'2" (2.08 x 1.90)

Double glazed window to the front (with fitted blinds), radiator, fixed shelving. This room used to be the original third bedroom and could easily be put back into a separately accessed bedroom or study from the landing if applicable.

### BEDROOM THREE

11'7" x 9'10" (3.55 x 3.00)

Double glazed window to the rear, radiator, coving.

### FAMILY BATHROOM

12'7" x 6'0" (3.86 x 1.85)

A spacious room with a four piece suite comprising large bathtub with bath seat, jets, waterfall style mixer tap, handheld shower attachment, separate double size shower cubicle with glass shower screen and door with electric shower, wash hand basin with mixer tap with storage cabinets beneath and hidden cistern push flush WC. Contrasting almost fully tiled walls, two double glazed windows to the rear, decorative butterfly boarding, coving, spotlights, extractor fan, ladder-style radiator.

### OUTSIDE

To the front of the property there is a spacious front tarmac block paved and gravel driveway providing off-street parking for several cars. The front is enclosed by timber fencing with concrete posts and gravel boards to the boundary line with double opening gates to the front. Access to the front entrance door, pedestrian access into the rear garden and access to the garden cabin.

### TO THE REAR

The rear garden is enclosed by timber fencing to the boundary lines offering various sections with an initial decked entertaining space leading onto a large covered pond with rockery waterfall and plum slate decorative chippings. This area is enclosed by an open spindle balustrade with pedestrian gated access then leading onto a garden lawn. The garden lawn leads onto a further side patio area with space for a timber storage shed and space beyond currently used as a chicken coop. This area could be put to other uses such as vegetable plot of additional patio area. The rear garden also has the benefit of external lighting points, power and water tap.

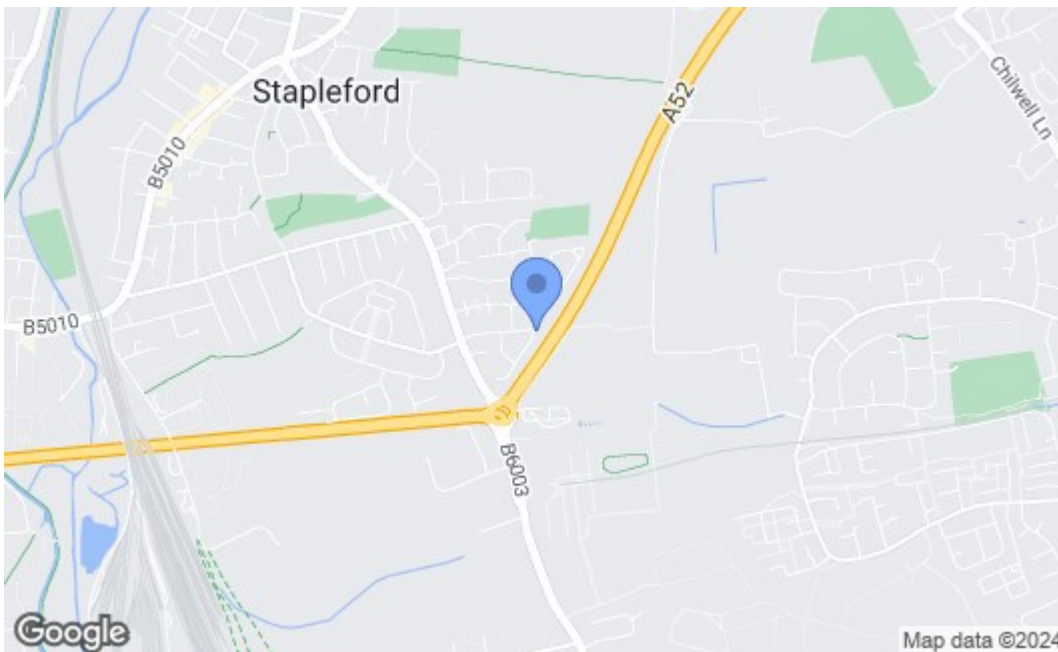
### GARDEN CABIN

Accessed from the front of the property with power and lighting points. This would make a great home office or beauty/treatment room (subject to the needs of the onward purchaser).

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield School and take an eventual left hand turn after the Morrisons garage onto Darkey Lane. Continue to the join of Brampton Drive and the property can be found straight ahead.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		74	
(69-80) C			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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.