



Devonshire Drive  
Stapleford, Nottingham NG9 8GW

**£185,000 Freehold**

A TWO DOUBLE BEDROOM BAY  
FRONTED SEMI DETACHED HOUSE  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TWO DOUBLE BEDROOM BAY FRONTED SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION ON THE EDGE OF STAPLEFORD.

With accommodation over two floors, the ground floor comprises entrance lobby, bay fronted living room and full width dining kitchen. The first floor landing then provides access to two bedrooms and a spacious bathroom.

The property also benefits from gas fired central heating served from a modern combination boiler, uPVC double glazed windows, as well as a generous (not overlooked) garden space to the rear.

Situated in this popular residential suburb on a no-through road amongst similar houses on the edge of Stapleford bordering Trowell. There is easy access to a regular bus service and the property is situated approximately 1 mile from Stapleford town centre where there is a variety of shops, services and facilities.

There is also easy access to a variety of nearby schooling for all ages, open countryside, as well as good transport links such as the A52 for Nottingham/Derby, Junction 25 of the M11 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

A further feature of the property is the larger than expected rear garden with lawn and a contemporary decked area to the foot of the plot.

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



## ENTRANCE HALL

uPVC panel and double glazed front entrance door, radiator, staircase rising to the first floor, wall mounted central heating thermostat, door to living room.

## LIVING ROOM

13'11" x 13'2" (4.25 x 4.02)

Double glazed bay window to the front, media points, radiator, contemporary electric flame effect fire, useful understairs storage cupboard housing the meters, double glazed window to the side, door to dining kitchen.

## DINING KITCHEN

16'6" x 8'9" (5.04 x 2.68)

The kitchen is equipped with a matching range of "L" shaped fitted base and wall storage cabinets with granite effect roll top work surfaces incorporating one and a half bowl sink with draining board and central pull-out spray hose mixer tap. Matching granite style splashboards, fitted 'Beko' hob with extractor over and oven beneath, double glazed windows to the rear (both with fitted blinds), spotlights, extractor fan, radiator, plumbing for washing machine, ample space for table and chairs, uPVC panel and double glazed exit door to outside.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Double glazed window to the side, hatch to partially boarded loft space.

## BEDROOM ONE

13'3" x 13'3" (4.04 x 4.04)

Double glazed window to the front, radiator, walk-in wardrobe with hanging rails, double glazed window to the front.

## BEDROOM TWO

11'5" x 8'0" (3.49 x 2.45)

Double glazed window to the rear overlooking the rear garden, radiator.

## BATHROOM

8'3" x 8'2" (2.52 x 2.49)

Modern white three piece suite comprising "P" shaped bath with glass shower screen, waterfall style mixer tap, dual attachment mains shower, wash hand basin with

mixer tap and storage cabinets beneath, push flush WC. Partial wall tiling, double glazed window to the rear, ladder towel radiator, extractor fan, wall mounted electric heater.

## OUTSIDE

To the front of the property there is a hedged-in front garden designed for ease of maintenance being predominantly gravelled providing access to the front entrance door and side access leading into the rear garden.

## TO THE REAR

The rear garden is enclosed by hedgerow and fencing to the boundary line with an initial paved patio seating area (ideal for entertaining). This then leads onto a generous lawn section. To the foot of the plot there is a raised timber deck entertaining space with garden shed. Within the garden there is an integral outhouse which houses wall mounted gas fired combination boiler (for central heating and hot water purposes).

## DIRECTIONAL NOTE

From our Stapleford Branch, proceed to the Roach traffic lights and turn left onto Church Street. Continue onto Pasture Road and head in the direction of Trowell. Shortly after Moorbridge Lane, turn left onto Devonshire Drive and the property can be found on the left hand side, identified by our For Sale board.

## COUNCIL TAX

Broxtowe Borough Council Band A.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – No currently installed

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Low Risk

Flood Defences – No

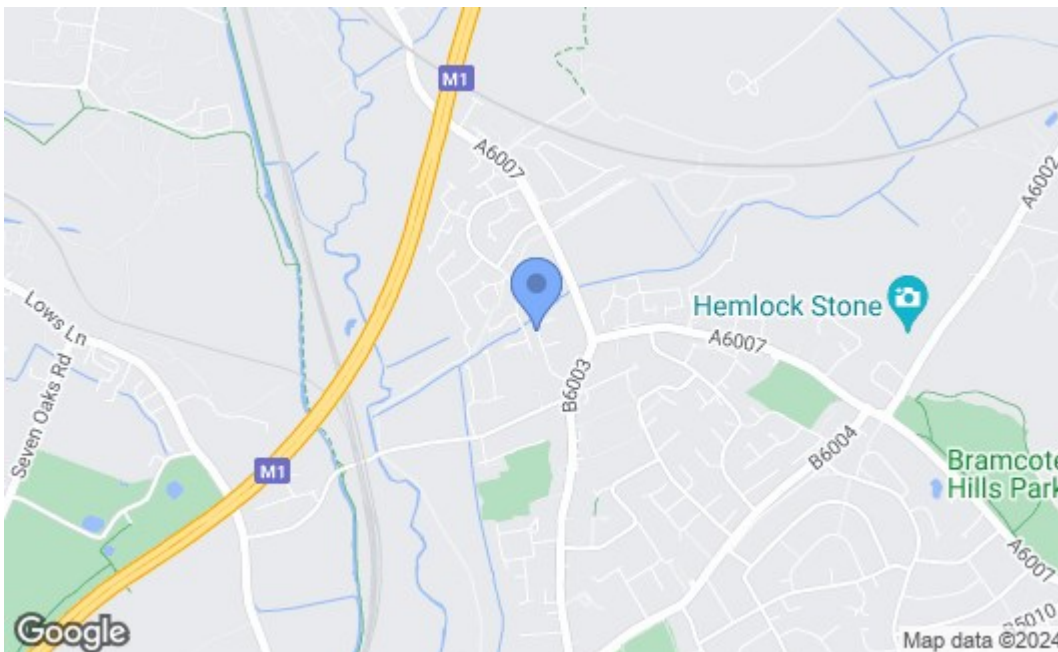
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.