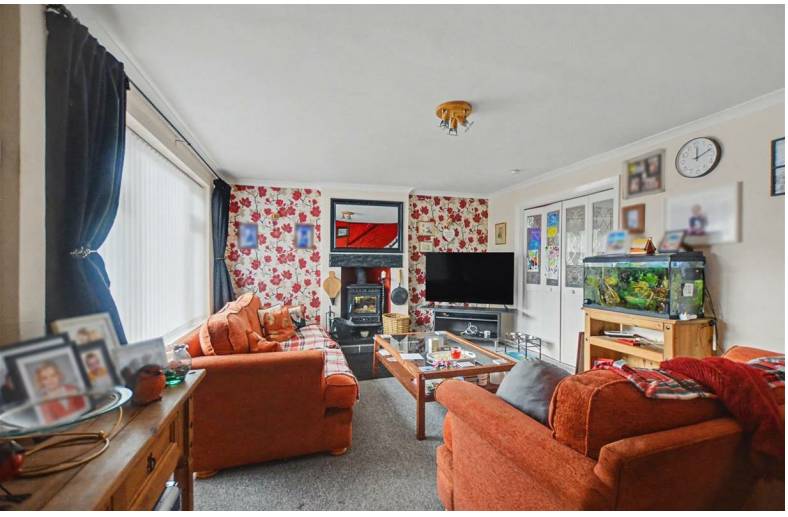
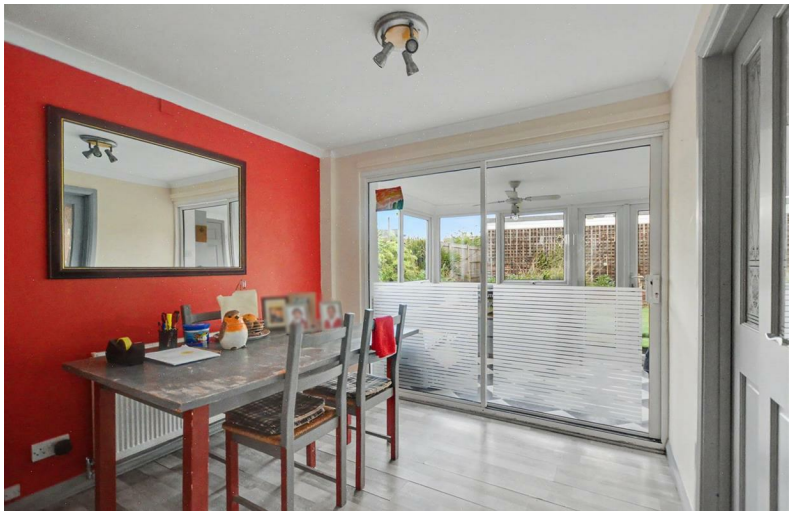
Robert Ellis

look no further. . .







Kennedy Drive
Stapleford, Nottingham NG9 8HT

A CORNER POSITION THREE BEDROOOM DETACHED HOUSE.

Offers Over £275,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS CORNER POSITION, SPACIOUS THREE BEDROOM DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance porch, living room, dining room, kitchen, conservatory and utility/shower room. The first floor landing provides access to three bedrooms and a four piece bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking to the front and side, detached garage.

The property sits on an overall generous plot in a corner position with gardens to the front, side and rear.

The property is located in this popular and established residential location, close to nearby amenities, including schooling, transport links and open space such as Hickings Lane, Bramcote Hills Park and the Hemlock Stone. We highly recommend an internal viewing.





PORCH
8'3" x 4'10" (2.54 x 1.48)
uPVC panel and stained glass entrance door, double glazed window to the side of the door, meter cupboard, coving, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes, as well as useful storage space with shelving and hanging rail. Internal panel and glazed door then leads through to the living room.

LIVING ROOM
18'3" x 12'10" (5.58 x 3.92)
Staircase rising to the first floor with decorative ironwork, useful understairs storage cupboard, double glazed window to the front (with fitted blinds), radiator, coving, media points, chimney breast incorporating an inset multi-fuel burning stove sat on a tiled hearth, concertina-style folding doors provide access into the dining room.

DINING ROOM
10'9" x 9'5" (3.28 x 2.88)
Sliding double glazed patio doors opening out to the conservatory, radiator, coving, telephone point, internal double doors leading to the kitchen.

KITCHEN
14'1" x 10'6" (4.30 x 3.21)
A matching range of fitted base and wall storage cupboards and drawers, with granite-style roll top work surfaces incorporating five ring gas hob with extractor fan, inset one and a half bowl sink unit with draining board and mixer tap, tiled splashbacks, built-in double oven/combination grill, freestanding space for the fridge/freezer, tiled floor, spotlights, coving, double glazed window to the side, doors leading back through to the dining room.

CONSERVATORY
12'0" x 7'7" (3.66 x 2.32)
Double glazed windows to both the side and rear, uPVC double glazed French doors opening out to the rear garden, radiator, central ceiling fan, internal door to the utility/shower room.

UTILITY/SHOWER ROOM
5'8" x 5'8" (1.75 x 1.75)
Three piece suite comprising shower cubicle area with mains shower, privacy screen, low flush WC, wash hand basin. Tiling to walls and floor, extractor fan, wall mounted bathroom cabinet, plumbing for washing machine, space for stacked tumble dryer, extractor fan, double glazed window to the side.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted blinds), radiator, doors to all bedrooms and bathroom. Loft access point with pull-down loft ladders to a partially boarded, lit and insulated loft space.

BEDROOM ONE
13'4" x 10'2" (4.08 x 3.10)
Double glazed window to the front (with fitted blinds), radiator, laminate flooring, coving, range of fitted wardrobes.

BEDROOM TWO
10'7" x 10'2" (3.23 x 3.12)
Double glazed window to the rear (with fitted blinds), radiator, laminate flooring, storage cupboard.

BEDROOM THREE
9'11" x 7'3" (3.04 x 2.23)
Double glazed window to the front, radiator, laminate flooring, useful overstairs fitted storage cupboards.

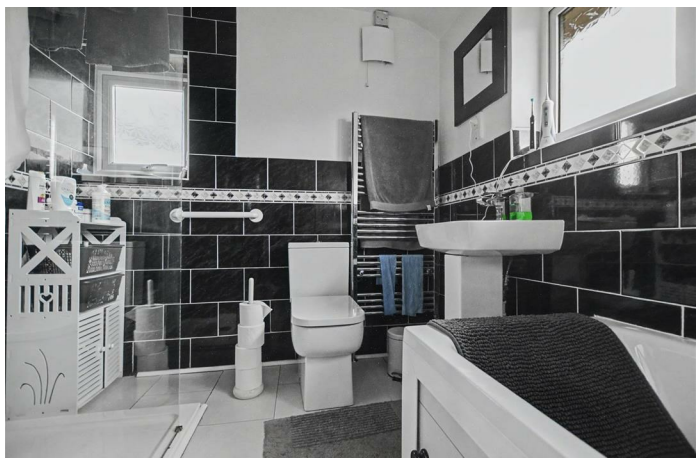
BATHROOM
9'3" x 7'3" (2.83 x 2.22)
Originally a separate toilet and bathroom, now combined into one spacious bathroom comprising four piece suite : bath with useful storage access underneath with mixer tap and handheld shower attachment, separate shower cubicle with glass screen and dual attachment mains shower, push flush WC, wash hand basin with mixer tap. Tiling to the walls and floor, chrome ladder towel radiator, shaver point, extractor fan, spotlights, double glazed windows to side and rear.

OUTSIDE
The property has gardens to the front, side and rear. The front garden offers a gated driveway via a drop kerb entry point. The front provides off-street parking. The side gardens are predominantly gravel with planted and raised rockery beds and borders housing a variety of gravel stone chippings, decorative slate and a variety of bushes and shrubbery. There is a further pedestrian gate from the side which gives access to the front entrance porch. The side garden then continues giving access to the rear garden which is designed for straightforward maintenance with artificial lawn, raised and planted flowerbeds and borders housing a variety of bushes and shrubbery. There is a slab area to the rear of the garage.

DETACHED GARAGE
Up and over door, toilet area to the rear of the garage.

AGENTS NOTE
It is understood that the property has the benefit of owned solar panelling to the property which is both income generating and also offers lower energy bills throughout the property. We ask that you confirm all details with your Solicitor prior to completion.









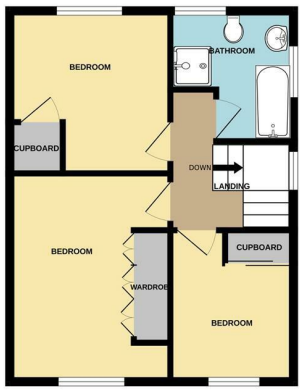


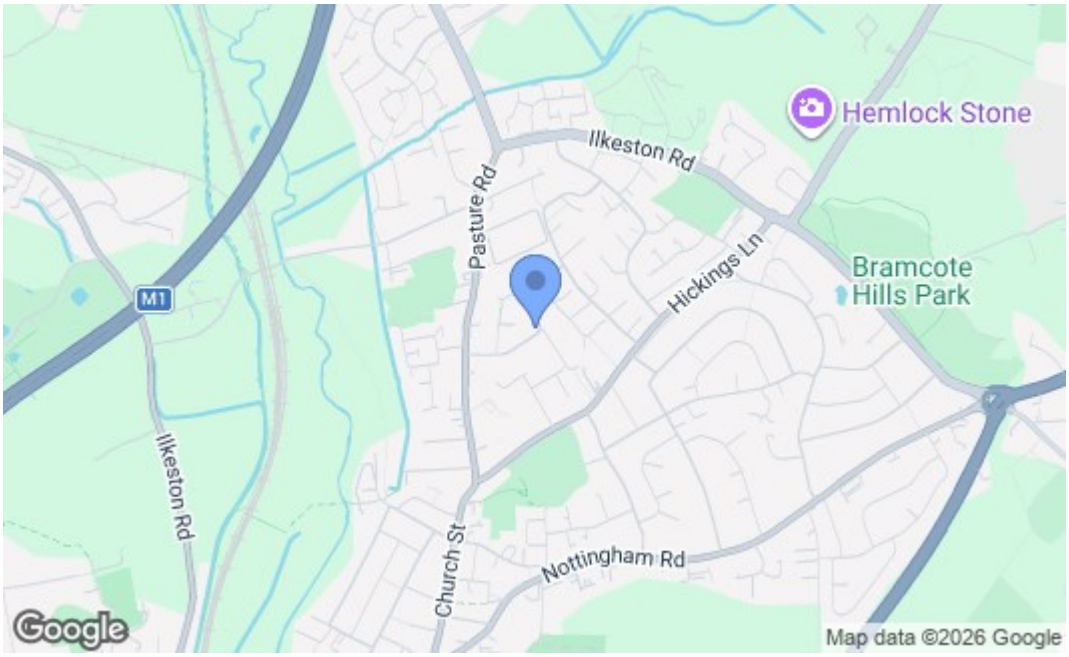
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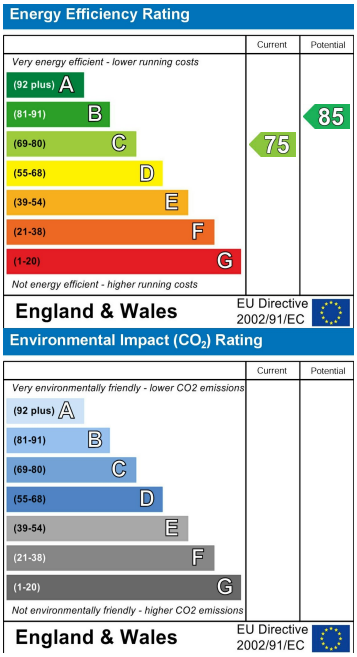
GROUND FLOOR



1ST FLOOR







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.

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